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S U M M A R Y

FEB 1 1988

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 7, 1988
ROOM 282, CITY HALL
1:30 P.M.

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, David Feltham, Lu Blazej, Paul Lord, Lois Scott, Susana Montana, Jim Miller, Gerald Green, David Hood, Jim Nixon, Thomas Casey and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Feltham)
Consideration of Resolution endorsing the third edition of the "Developers' Manual: Procedures and Performance Criteria for Transportation System Management Programs in Downtown San Francisco Projects", incorporating minimum level of effort performance standards.

1:45 - 2:05 P.M.

I.A.007 - 432

Staff presented the draft manual with amendments.

Speaker: Sue Hestor.

APPROVED, RESOLUTION #11249

VOTE: 7-0

2. (Blazej)
Informational presentation of Second Annual Report of list of office development projects approved or reapproved by the City since November 29, 1984 and containing 25,000 square feet or more of office space.

2:05 - 2:15 P.M.

I.A.434 - 550

Staff presented the report.

Speaker: Sue Hestor.

NO ACTION TAKEN.

Staff reported on the status of the residential project at 2000 Post (the old Winterland site). The Commissioners inquired about the asking rents and household incomes for various types of units, the furnished units available for corporate rentals and leasing practices.

Speakers: 1. Richard Dishnica - Klingbeil Co. 2. Ms. Jee - leasing manager for 2000 Post.

Staff will discuss these issues with project sponsors and report back to the Commission.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8705079 and 8705080 for the demolition of a two-story, single family dwelling unit and the CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of December 10, 1987)
(Proposed for continuation to January 28, 1988)

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

4. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.
(Continued from Regular Meeting of December 10, 1987)
(Proposed for continuation to January 28, 1988)

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

5. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Consideration of request for Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Proposed for continuation to January 28, 1988)

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

6. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24
in Assessor's Block 4069 - Discretionary Review of Building Permit
Application No. 8708391, as described above.
(Proposed for continuation to January 28, 1988)

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION, PUBLIC HEARING CLOSED

7. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE
amendments to the Master Plan, establishing the Van Ness Avenue Plan
and amending the Commerce and Industry Element, Residence Element and
Urban Design Element. Additions are proposed to the Land Use Index
of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of
December 17, 1987)

2:40 - 2:55 P.M.

I.A.865 - I.B.234

Items 7 - 9 were heard together.

Staff prepared draft language amending the Van Ness Avenue permanent
zoning controls to provide for flexibility in the residential to
commercial space ratio in new Van Ness Avenue projects if the net
profits are translated into greater affordability of the housing.

Speakers: 1. Calvin Welch - Council of Community Housing
Organizations. 2. Sue Hestor - San Francisco for Reasonable Growth.

CONTINUED TO JANUARY 21, 1988

VOTE: 7-0

8. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue,
McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695
and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499,
502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575,
594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667,
670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766
and 767 - Consideration of final language to APPROVE PERMANENT ZONING
CONTROLS including: 1) amendments to the Zoning Map to reclassify
use districts therein from C-2 (Community Business) to RC-4
(Residential-Commercial, High Density) or RC-3 (Residential-
Commercial, Moderate Density), and reclassify Height and Bulk
Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the
City Planning Code to establish the Van Ness Avenue Special Use
District; and 3) amendments to the text of the City Planning Code to
impose restrictions on the use of property, demolition of residential
buildings, alteration or demolition of certain architecturally
significant buildings and the use of signs, and to authorize the
imposition of a building setback for specified property.
(Public Hearing Closed and Continued from Regular Meeting of
December 17, 1987)

Item #82.392EZTM (Cont)

2:40 - 2:55 P.M.

I.A.865 - I.B.234

Items 7 - 9 were heard together. See Item 8 for discussion and speakers.

CONTINUED TO JANUARY 21, 1988

VOTE: 7-0

9. 87.586TZE

(Lord)

VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of final language to APPROVE AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.
(Public Hearing Closed and Continued from Regular Meeting of December 17, 1987)

2:40 - 2:55 P.M.

I.A.865 - I.B.234

Items 7 - 9 were heard together. See Item 8 for discussion and speakers.

CONTINUED TO JANUARY 21, 1988

VOTE: 7-0

10. 87.273C

(Scott)

HARRISON AND BEALE STREETS, northwest corner, Lot 1 and a portion of Lot 1B in Assessor's Block 3747 - Consideration of final language to APPROVE authorization of Conditional Use to allow construction of a 200-unit residential structure above a five story parking/residential/retail base within an RC-4 (Residential-Commercial Combined, High Density) District and Rincon Hill Special Use District. The project involves three exceptions under provisions of the Rincon Hill Special Use District and the San Francisco Planning Code.

(Public Hearing Closed and Continued from Regular Meeting of December 17, 1987)

2:55 - 3:10 P.M.

I.B.235 - 464

Speaker: Joe Petrillo - attorney for project sponsor.

APPROVED WITH CONDITIONS, MOTION #11250

VOTE: 7-0

F. REGULAR CALENDAR

11. 87.575D (McDonald)
201 RACCOON DRIVE, north side of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of November 19, 1987)

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

12. 85.237ETZ (Montana)
SOUTH OF MARKET AREA, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3515 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3703, 3704, 3725, 3726, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, 3781 and 3789 - Consideration of an EXTENSION TO INTERIM ZONING CONTROLS for a six-month period beyond the current 18-month period which will expire in April 1988 for the South of Market area. The six-month extension would continue the present interim controls in effect for a period up to but not exceeding 24 months as provided pursuant to Section 306.7(h) of the City Planning Code.
(Continued from Regular Meeting of December 17, 1987)

3:10 - 3:15 P.M.

I.B.465 - 531

Speaker: Robert Meyers - Committee for a Better South of Market.

APPROVED, RESOLUTION #11251

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

THE COMMISSION TOOK A RECESS FROM 3:15 TO 3:45 P.M.

13. 87.741EZT (Montana)
SHOWPLACE SQUARE AREA, Area generally bounded by Potrero, Tenth, Ninth, Bryant, Seventh, King, De Haro, Carolina, Eighteenth, Mariposa, Kansas, Seventeenth, Vermont and Sixteenth Streets, including Assessor's Blocks 3527, 3781, 3782, 3783, 3799, 3907, 3908, 3910, 3911, 3912, 3914 - 3919, 3932, 3933, 3935 - 3938, 3955 - 3958, 3978 - 3980 and 4007 and portions of Assessor's Blocks 3780, 3526, 3913 and 4008 - Consideration of proposed amendments to the Zoning Map and City Planning Code to establish a SHOWPLACE SQUARE SPECIAL SIGN DISTRICT, within which general advertising signs (billboards) would be prohibited. This ordinance was initiated by the Board of Supervisors.

3:45 - 3:48 P.M.

I.B.571 - 622

Speakers: 1. Babette Drefke - Potrero Hill Boosters and Merchants Association (pro). 2. Ramona (pro).

APPROVED, RESOLUTION #11252

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

14. 87.792T (Scott)
Consideration of amendment to Section 237(b) of the City Planning Code, Automotive Special Use District, to delete the basic floor area ratio limit of 10.0 to 1.

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

15. 87.629EC (Miller)
401-445 - 9TH STREET AND 1255-1275 HARRISON STREET, east corner of the intersection of Ninth and Harrison Streets, also with frontage on the McLea Court, Lots 53, 54 and 62 in Assessor's Block 3757 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT (PUD) for an expansion of the Salvation Army Complex to consist of a TEMPORARY EMERGENCY SHELTER FOR HOMELESS FAMILIES with 30 guestrooms, two dwelling units for live-in staff and 25 off-street parking spaces in an M-1 (Light Industrial) district and within the SLI (Service/Light Industrial) district under the South of Market Interim Controls.
(Continued from Regular Meeting of December 10, 1987)

3:50 - 4:10 P.M.

I.B.625 - 857

Speakers: 1. Susie Hettinger - Headlines. 2. Brian Doohan (pro). 3. Margaret Verges. 4. Jerry Hill - Salvation Army, project sponsor. APPROVED WITH AMENDED CONDITIONS (regarding safety of children playing, prevention of congestion and blockage of commercial loading, and security), MOTION #11253

VOTE: 7-0

16. 87.696C (Green)
1501 FOLSOM STREET, southwest corner of 11th Street, Lot 1 in Assessor's Block 3521 - Request for authorization of Conditional Use to allow expansion of an existing BAR AND PLACE OF ENTERTAINMENT in an M-1 (Light Industrial) district within an Interim South of Market Housing/Service/Light Industrial District. The proposal is to expand the existing 1,443 square foot, one-story bar and place of entertainment establishment to a two-story bar and place of entertainment containing a larger performance stage, another bar service area on the ground floor, a new second story bar, and additional customer area and storage space on the first and second stories. The total floor area of the proposed establishment will be approximately 4,400 square feet.
(Continued from Regular Meeting of December 17, 1987)

4:10 - 4:35 P.M.

I.B.858 - II.A.406

Speakers: 1. Marcello Rodriguez - project sponsor's representative. 2. Joseph Rogers - representative for European Motors (con). 3. George Barsadi - European Motors (con). 4. Terry Allen (pro). 5. Joe Dimello (pro). 6. Jay Hagen (pro). 7. Anya Malka Helevi - Police - Community Relations (pro). 8. Brian Doohan - South of Market Association (pro). 9. Susan Fitzgerald (pro). 10. Walter Caplan - attorney for project sponsor.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
JANUARY 14, 1988

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 4:35 TO 4:45 P.M.

17. 87.775C (Green)
3 MASONIC AVENUE, between Lupine Avenue and Geary Boulevard, Lot 1 in Assessor's Block 1071 - Request for authorization of Conditional Use to allow the ADDITION OF ACCESSORY PARKING spaces to an existing parking lot within an NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to modify the existing roof-top parking lot for Standard Brands Paint Company by adding 20 parking spaces to the existing 12 spaces. The 20 new spaces are to be used solely for daytime parking for faculty and staff of the San Francisco Day School, located at 350 Masonic Avenue.

4:45 - 5:55 P.M.

II.A.407 - II.B.566

The Commission unanimously passed a motion to allow Commissioner Rosenblatt to abstain.

Speakers: 1. Edith Lucy (con). 2. Ramona (con). 3. Margaret Verges (con). 4. Howard Wexler - representative for project sponsor. 5. Keith Consoer (con). 6. Fred Wagner - Anza Vista Civic Improvement Association (con).

A motion to continue the hearing to January 21, 1988 failed by a tie vote of 3-3, Commissioners Allen, Karasick and Wright dissenting.

CONTINUED TO JANUARY 14, 1988

VOTE: 6-0

ABSTAINED: COMMISSIONER ROSENBLATT

18. 87.216ED (Green)
3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Consideration of request for Discretionary Review of Building Permit Application No. 8707405 for construction of a four (4)-story over basement mixed-use building containing commercial floor area on the first and second stories, a total of twelve (12) dwelling units on third and fourth stories and 38 parking spaces in the basement in the NC-2 (Small-Scale Neighborhood Commercial) district.

6:00 - 6:05 P.M.

II.B.618 - 683

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

19. 87.216ED (Green)
3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Discretionary Review of Building Permit Application No. 8707405, as described above.

6:05 - 7:35 P.M.

II.B.684 - III.B.172

8:05 - 8:20 P.M.

III.B.535 - 733

Speakers: 1. August Strotz - project architect. 2. Bruce Bauman - project sponsor's representative. 3. Bill Janssen (pro). 4. Virginia Fusco - Marina Civic Improvement Association (con). 5. Thomas O'Connor (con). 6. Giacomo Recca (con). 7. Julie Vlantis (con). 8. Tony Vlantis (con). 9. Jeff Corino (con). 10. Lohoma Perlando (con). 11. Kamini Gupta - Marina Merchants Association (con). 12. Benny Anselmo (con). 13. Bill Bang - Marina Safeway. 14. Ray Wilhelm (con). 15. Gloria Fontanello - Marina Neighborhood

Item #87.216ED (Cont)

Association (con). 16. Jerry Moskowitz (con). 17. John McInerny - attorney for project sponsor. 18. Jake McGoldrick. 19. Charles Stanton - attorney for Mr. and Mrs. Vlantis (con).

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON
JANUARY 14, 1988

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

4:00 P.M.

20. 87.128ECV

(Hood)

2525 LOMBARD STREET, southwest corner of Lombard and Divisadero Streets, Lots 1 and 18 in Assessor's Block 936 - Request for authorization of Conditional Use to convert nine dwelling units to 15 tourist hotel rooms in an NC-3 (Moderate-Scale Neighborhood Commercial) district, also requiring an off-street parking variance. (Continued from Regular Meeting of December 3, 1987)

7:35 - 7:40 P.M.

III.B.185 - 237

Items 20 and 21 were heard together.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11254

VOTE: 7-0

21. 87.128ECV

(Hood)

2525 LOMBARD STREET, south side near Divisadero Street, Lot 18 in Assessor's Block 936 - Request for an OFF-STREET PARKING VARIANCE to legalize the conversion of a building containing nine dwelling units to a 15-room tourist hotel and to retain the existing seven off-street parking spaces that serve the building in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The Planning Code requires an off-street parking ratio of 0.8 off-street spaces per guest room for a tourist hotel, or 12 spaces for the subject proposal. If the subject proposal is granted Conditional Use authorization by the City Planning Commission, a five-space parking deficiency would be created.

(Continued from Regular Meeting of December 3, 1987)

7:35 - 7:40 P.M.

III.B.185 - 237

Items 20 and 21 were heard together.

No public testimony received.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

22. 87.801C

(Gallagher)

1309-1315 GRANT AVENUE, west side between Vallejo and Green Streets, Lot 7 in Assessor's Block 131 - Request for authorization of Conditional Use to establish a BAR as defined by Section 790.22 of the City Planning Code within an existing full-service restaurant in the North Beach Neighborhood Commercial District. The proposal is to upgrade the existing Alcoholic Beverage Control License-type 41 (On-Sale Beer and Wine - Eating Place) to License-type 47 (On-Sale General - Eating Place) without any interior or exterior alterations to the existing restaurant.

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

23. 87.609D (Nixon)
365 - 30TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1403 - Consideration of request for Discretionary Review of Building Permit Application No. 8707797, proposing the addition of one story to the existing single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of December 10, 1987)

WITHDRAWN. NO ACTION REQUIRED.

24. 87.609D (Nixon)
365 - 30TH AVENUE, west side between California and Clement Streets, Lot 8 in Assessor's Block 1403 - Discretionary Review of Building Permit Application No. 8707797, as described above.
(Continued from Regular Meeting of December 10, 1987)

WITHDRAWN. NO ACTION REQUIRED.

25. 87.686C (Nixon)
2270 - 46TH AVENUE, east side between Rivera and Santiago Streets, Lot 6C in Assessor's Block 2304 - Request for authorization of Conditional Use to EXCEED THE INTERIM 24 FOOT HEIGHT LIMIT by approximately 5-1/2 feet and REDUCE THE 45% REAR YARD REQUIREMENT to approximately 35% for a project subject to the Richmond and Sunset Districts' Interim Controls adopted by the City Planning Commission on September 17, 1987. The proposal is to add one story and a rear deck to the existing one-story over garage single family structure in an RH-1 (House, One-Family) district.

8:25 - 9:10 P.M.

III.B.760 - IV.A.570

Speakers: 1. Harlan Hoffman - project architect. 2. Malcolm Fong - project sponsor. 3. Cynthia Hamada Fong - project sponsor. 4. Robert Lyle - Sunset Residents Association (con). 5. Robert Milne - SPEAK (con). 6. Jake McGoldrick - Richmond Community Association (con). 7. Lois Miyashiro - Richmond Residents Council (con).

APPROVED WITH AMENDED CONDITIONS, MOTION #11256

VOTE: 7-0

26. 87.482C (Casey)
1655 - 46TH AVENUE, west side between Lawton and Moraga Streets, Lot 14 in Assessor's Block 1897 - Request for authorization of Conditional Use to permit construction of an addition approximately 25 ft. by 40 ft. to the rear of a single family house for the expansion of an existing day care center in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of December 10, 1987)

7:40 - 7:55 P.M.

III.B.258 - 519

Speakers: 1. Jack Wholey - representative of project sponsor. 2. Jay Sayed - project sponsor. 3. Mary Welsh (pro). 4. Virginia Keast (pro). 5. David Farmer (con). 6. Janet Farmer (con).

APPROVED WITH CONDITIONS, MOTION #11255

VOTE: 7-0

27. 87.635C (Casey)
3650-3664 SACRAMENTO STREET, northeast side between Spruce and Locust Streets, Lot 11 in Assessor's Block 1011 - Request for authorization of Conditional Use to allow conversion of former residential living space to current commercial office space in the Sacramento Street Neighborhood Commercial District (NCD).
(Continued from Regular Meeting of December 10, 1987)

9:10 - 9:30 P.M.

IV.A.571 - 808

Speakers: 1. Anthony Browne - project sponsor. 2. Zack Cowan - attorney for project sponsor. 3. Jean Brewer - Presidio Heights Association of Neighbors.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
JANUARY 14, 1988

VOTE: 7-0

28. 87.766C (Casey)
464 DIAMOND STREET, west side between 21st and 22nd Streets, Lot 11 in Assessor's Block 2768 - Request for authorization of Conditional Use to ADD A kindergarten class for 15 CHILDREN ON THE SECOND FLOOR in a single family house with an existing nursery school/day care program for 12 children on the first floor in an RH-2 (House, Two-Family) district.

9:30 - 10:05 P.M.

IV.A.809 - IV.B.374

Speakers: 1. Leslie Banta - project sponsor. 2. Linda Munoz (pro). 3. Laura Miles (pro). 4. Rudolph Vasquez (con). 5. Elaine Felter (con). 6. Katherine Chong (con). 7. Charles Loveland (con).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
JANUARY 14, 1988

VOTE: 4-3

VOTING NO: COMMISSIONERS BIERMAN, HEMPHILL AND NAKASHIMA

29. 87.731R (Marsh)
O'SHAUGHNESSY BOULEVARD - north of Del Vale Avenue at Evelyn Way, portion of Lot 35 in Assessor's Block 2944A - Review for consistency with the Master Plan of a proposal to sell Public Utilities Commission Water Department surplus property.

CONTINUED TO JANUARY 21, 1988

VOTE: 7-0

30. 87.582D (Berkowitz)
1230-60 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots 19, 20, 21 and 22 in Assessor's Block 2821 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8711227, 8711229, 8711234 and 8711237 for the construction of FOUR TWO-STORY, SINGLE-FAMILY DWELLINGS in an RH-1 (House, One-Family) district.

CONTINUED TO APRIL 21, 1988

VOTE: 7-0

31. 87.582D (Berkowitz)
1230-60 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots 19, 20, 21 and 22 in Assessor's Block 2821 - Discretionary Review of Building Permit Application Nos. 8711227, 8711229, 8711234 and 8711237, as described above.

CONTINUED TO APRIL 21, 1988

VOTE: 7-0

32. 87.688D (Berkowitz)
3628 BRODERICK STREET, east side between Jefferson and Beach Streets, Lot 3 in Assessor's Block 914 - Consideration of request for Discretionary Review of Building Permit Application No. 8711704 for the ADDITION OF A FLOOR OF OCCUPANCY AND REMODELING OF A KITCHEN AND BATH in an RH-2 (House, Three-Family) district.

WITHDRAWN. NO ACTION REQUIRED.

33. 87.688D (Berkowitz)
3628 BRODERICK STREET, east side between Jefferson and Beach Streets, Lot 3 in Assessor's Block 914 - Consideration of request for Discretionary Review of Building Permit Application No. 8711704, as described above.

WITHDRAWN. NO ACTION REQUIRED.

Adjourned: 10:00 P.M.

SF
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1/14/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 14, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 2 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:55 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, Glenda Skiffer, Larry McDonald, Michael Berkowitz and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED

1. 86.582EZ (Pearl)
315 CORBETT AVENUE and 3118 MARKET STREET, northwest side, west of Danvers Street, Lots 48 and 55 in Assessor's Block 2659 - Request to RECLASSIFY two parcels from RH-2 (House, Two-Family) to RM-3 (Mixed Residential, Moderate Density) zoning to attempt to establish the legal use of a fifth dwelling unit installed without benefit of permit at 315 Corbett Avenue. The proposal would also require the granting of a variance from the off-street parking (City Planning Code Section 151 - Table 4) or front setback (City Planning Code Section 132(f)) requirements to establish the legal use of the fifth dwelling unit, because the property lacks the required one additional independently accessible off-street parking space.
(Proposed for continuation to January 28, 1988)

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

2. 87.751C (Marsh)
2226 CALIFORNIA STREET, north side between Webster and Buchanan Streets, Lot 7 in Assessor's Block 637 - Request for authorization of Conditional Use to legalize four (4) commercial offices pursuant to Sections 175(a) and 209.9(e) of the City Planning Code in an RH-2 (House, Two-Family) district.
(Proposed for continuation to January 28, 1988)

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

3. 85.533ZT (Bateson)
MID-MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the Height and Bulk Districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza.
(Public Hearing Closed and Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to February 4, 1988)

CONTINUED TO FEBRUARY 4, 1988

VOTE: 7-0

4. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to February 11, 1988)

CONTINUED TO FEBRUARY 11, 1988

VOTE: 7-0

5. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to February 11, 1988)

CONTINUED TO FEBRUARY 11, 1988

VOTE: 7-0

6. 87.8142 (Passmore)
BALBOA RESERVOIR (NORTH AND SOUTH BASIN) AND MUNICIPAL RAILWAY
TURNAROUND, west side of Phelan Avenue, north side of Ocean Avenue,
Lot 1 in Assessor's Block 3180 - Request to reclassify a portion of
Lot 1 in Assessor's Block 3180 (portion of Balboa Reservoir South
Basin) for a P (Public Use) to an RH-1 (House, One-Family) district.
Concurrent with this request, the Commission will consider adopting
as City Policy for the use of the Balboa Reservoir and adjacent
Municipal Railway Turnaround for City College, affordable housing,
child care, senior center and open space purposes.
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 7-0

7. 87.815C (Passmore)
BALBOA RESERVOIR PORTION SOUTH BASIN, west side of Phelan Avenue,
north side of Ocean Avenue, portion of Lot 1 in Assessor's Block 3180
- Request for modification of Conditional Use authorization
previously approved and adopted by Motion No. 10768 on July 31, 1986,
to permit reduction in size of the site and number of homes in the
authorized PLANNED UNIT DEVELOPMENT and inclusion of a child care
facility. The modified Planned Unit Development would include up to
189 single family homes and a child care facility in an approximately
462,000 square feet area. Up to 203 single family dwellings were
previously authorized by the Planning Commission.
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION, PUBLIC HEARING CLOSED

8. 87.696C (Green)
1501 FOLSOM STREET, southwest corner of 11th Street, Lot 1 in
Assessor's Block 3521 - Consideration of final language to APPROVE
the authorization of Conditional Use to allow expansion of an
existing BAR AND PLACE OF ENTERTAINMENT in an M-1 (Light Industrial)
district within an Interim South of Market Housing/Service/Light
Industrial District. The proposal is to expand the existing 1,443
square foot, one-story bar and place of entertainment establishment
to a two-story bar and place of entertainment containing a larger
performance stage, another bar service area on the ground floor, a
new second story bar, and additional customer area and storage space
on the first and second stories. The total floor area of the
proposed establishment will be approximately 4,400 square feet.
(Public Hearing Closed and Continued from Regular Meeting of
January 7, 1988)

APPROVED WITH CONDITIONS, MOTION #11257

VOTE: 7-0

9. 87.216ED (Green)
3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Consideration of final language to DISAPPROVE Building Permit Application No. 8707405 for construction of a four (4)-story over basement mixed-use building containing commercial floor area on the first and second stories, a total of twelve (12) dwelling units on third and fourth stories and 38 parking spaces in the basement in the NC-2 (Small-Scale Neighborhood Commercial) district.
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)

DISAPPROVED, MOTION #11258
VOTING NO: COMMISSIONER KARASICK

VOTE: 6-1

10. 87.635C (Casey)
3650-3664 SACRAMENTO STREET, northeast side between Spruce and Locust Streets, Lot 11 in Assessor's Block 1011 - Consideration of final language to APPROVE the authorization of Conditional Use to allow conversion of former residential living space to current commercial office space in the Sacramento Street Neighborhood Commercial District (NCD).
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)

APPROVED WITH CONDITIONS, MOTION #11259

VOTE: 7-0

11. 87.766C (Casey)
464 DIAMOND STREET, west side between 21st and 22nd Streets, Lot 11 in Assessor's Block 2768 - Consideration of final language to APPROVE the authorization of Conditional Use to ADD A kindergarten class for 15 CHILDREN ON THE SECOND FLOOR in a single family house with an existing nursery school/day care program for 12 children on the first floor in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)

APPROVED WITH CONDITIONS, MOTION #11260
VOTING NO: COMMISSIONERS BIERMAN, HEMPHILL AND NAKASHIMA

VOTE: 4-3

F. REGULAR CALENDAR

12. 87.775C (Green)
3 MASONIC AVENUE, between Lupine Avenue and Geary Boulevard, Lot 1 in Assessor's Block 1071 - Request for authorization of Conditional Use to allow the ADDITION OF ACCESSORY PARKING spaces to an existing parking lot within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to modify the existing roof-top parking lot for Standard Brands Paint Company by adding 20 parking spaces to the existing 12 spaces. The 20 new spaces are to be used solely for daytime parking for faculty and staff of the San Francisco Day School, located at 350 Masonic Avenue.
(Continued from Regular Meeting of January 7, 1988)

Item #87.775C (Cont)

2:05 - 3:05 P.M.

I.A.187 - I.B.251

The Commission unanimously passed a motion to allow Commissioner Rosenblatt to abstain.

Speakers: 1. Howard Wexler - representative for project sponsor. 2. Hilde Burness (pro). 3. Kevin Franklin (pro). 4. Nancy Simon - San Francisco Day School Administrator. 5. Edith Lucy (con). 6. Margaret Verges - Presidio Avenue Association of Concerned Neighbors (con). 7. Ramona - Coalition of San Francisco Neighborhoods (con). 8. Keith Consoer (con).

APPROVED WITH CONDITIONS, MOTION #11261

VOTE: 6-0

ABSTAINED: COMMISSIONER ROSENBLATT

THE COMMISSION TOOK A RECESS FROM 3:05 to 3:25 P.M.

13. 87.734C

(Green)

5897 MISSION STREET, northeast corner of Acton Street, Lots 21, 21A, 21B and 21C in Assessor's Block 6472 - Request for authorization of Conditional Use to convert an existing Auto Service Station (with Minor Repair Services) as per Section 790.14 of the City Planning Code to an AUTOMOTIVE REPAIR activity within an NC-2 (Small Scale Neighborhood Commercial) district. The proposal is to discontinue the sale of gasoline and perform only repairs defined as Major Automotive Repair per Section 790.15 of the City Planning Code. The applicant also seeks to utilize area for repair that was previously used for gasoline sales.

3:25 - 3:28 P.M.

I.B.256 - 304

Speaker: James Murphy - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11262

VOTE: 7-0

14. 87.736C

(Green)

2773 - 24TH STREET, south side between York and Hampshire Streets, Lot 36 in Assessor's Block 4266 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the City Planning Code within the 24th Street/Mission Neighborhood Commercial District. The proposal is to install a small self-service restaurant with seating for up to 49 persons in approximately 1,000 square feet of floor area.

3:29 - 3:38 P.M.

I.B.305 - 512

Speaker: Zarkos Vasili - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11263

VOTE: 7-0

15. 87.721C

(Green)

2639 - 24TH STREET, southeast corner of Potrero Avenue, Lot 20 in Assessor's Block 4264 - Request for authorization of Conditional Use to establish a FULL SERVICE RESTAURANT as defined by Section 790.92 of the City Planning Code within the 24th Street/Mission Neighborhood Commercial District. The proposal is to install a full service restaurant with wine and beer bar and seating for up to 45 persons in approximately 1,714 square feet of floor area.

Item #87.721C (Cont)

3:40 - 3:48 P.M.

I.B.513 - 611

Speakers: 1. Henry Arana - representative for project sponsor. 2. Antonio Castellucci - brother of project sponsor. 3. June Fraps (pro). 4. Peter Dwares (pro). 5. Wendy Martini (pro).

APPROVED WITH CONDITIONS, MOTION #11264

VOTE: 7-0

16. 87.081CPCP

(Skiffer)

654-700 GREAT HIGHWAY, through lot to La Playa Street, east side between Balboa and Cabrillo Streets, Lot 1 in Assessor's Block 1592 (Parcel 4) and Lots 2 and 3 in Assessor's Block 1595 (Parcel 3) - Consideration of amending previously approved Conditional Use application (87.167C) and a previously approved Coastal Permit (87.081P) to allow the subdivision of Parcel 3 into 36 to 47 land lots for development of 108 to 141 residential units, an amendment of City Planning Commission Motion No. 9633 to allow a standard sidewalk where an equestrian trail was required on the south side of Balboa Street, and an amendment of City Planning Commission Motion No. 11113 to allow for construction of Parcel 4 any time after August 6, 1989. The proposed land subdivision would consist of lots which have areas less than the minimum 2,500 square feet required in the Planning Code. The proposed development requires exceptions from the rear yard and open space requirements of the Code in an RH-2 (House, Two-Family) district, RM-2 (Mixed Residential, Moderate Density) district and an NC-1 (Neighborhood Commercial Cluster) district.

CONTINUED INDEFINITELY

VOTE: 7-0

17. 87.715C

(McDonald)

345 FILBERT STREET, south side between Montgomery and Kearny Streets, Lots 42 and 43 in Assessor's Block 105 - Request for authorization of Conditional Use to permit the construction of three additional dwelling units FOR A TOTAL OF SEVEN DWELLING UNITS OVERALL on two adjacent lots which are presently developed with total of four dwelling units and which together have a combined area of 7,562.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.

3:49 - 5:05 P.M.

I.B.623 - II.A.818

5:40 - 5:45 P.M.

II.B.414 - 575

Items 17 and 18 were heard together.

Speakers: 1. Howard Wexler - project sponsor's representative. 2. Jack Munson - project architect. 3. Sue Cauthen (con). 4. Peter Witmer (con). 5. June Fraps - Telegraph Hill Dwellers. 6. Claire DeMartini (con). 7. Connie Gilmar (con). 8. Richard Twohy (con). 9. Margaret O'Leary (con). 10. Mary Matlow (con). 11. Mary O'Gara (con). 12. Peter Dwares (con). 13. Jim Kelso (con).

PASSED MOTION OF INTENT TO APPROVE PROJECT WITH 54 FT. DEEP BUILDING AND FIVE PARKING SPACES, FINAL LANGUAGE ON JANUARY 21, 1988

VOTING NO: COMMISSIONERS KARASICK AND ROSENBLATT

VOTE: 5-2

18. 87.715V (McDonald)
345 FILBERT STREET, south side, west of Montgomery Street, Lots 42 and 43 in Assessor's Block 105 - Request for DWELLING UNIT EXPOSURE AND EXPANSION OF A NONCOMPLYING STRUCTURE VARIANCES for the construction of a new three-unit building on Lot 43 of the subject property with an open space of eleven feet between the new structure and the existing noncomplying structure. The Planning Code requires that every dwelling unit must have at least one room with exposure onto an open and unobstructed space of at least 25 feet in every horizontal dimension. The proposed new structure would provide the existing noncomplying rear structure on the same lot with a maximum horizontal exposure of 20 feet 3 inches. The proposal is also to vertically or horizontally expand existing noncomplying structures which are located in the rear yards of Lots 42 and 43. The Planning Code does not permit the enlargement of noncomplying structures.

3:49 - 5:05 P.M.

I.B.623 - II.A.818

5:40 - 5:45 P.M.

II.B.414 - 575

Items 17 and 18 were heard together. See Item 17 for speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

19. 87.579D (Berkowitz)
483 ROLPH STREET, north side between Munich and Athens Streets, Lot 4 in Assessor's Block 6415 - Consideration of request for Discretionary Review of Building Permit Application No. 8712435 for the REPAIR OF STAIRWAY, WALL AND CEILING in an RH-1 (House, One-Family) district.

CONTINUED TO FEBRUARY 4, 1988

VOTE: 7-0

20. 87.579D (Berkowitz)
483 ROLPH STREET, north side between Munich and Athens Streets, Lot 4 in Assessor's Block 6415 - Discretionary Review of Building Permit Application No. 8712435, as described above.

CONTINUED TO FEBRUARY 4, 1988

VOTE: 7-0

21. 87.149DD (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8612455 for the DEMOLITION OF A SINGLE-STORY, ONE-FAMILY DWELLING in an RH-2 (House, Two-Family) district.

5:05 - 5:35 P.M.

II.A.820 - II.B.413

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Christopher Saber (pro DR). 3. Dan Kessel (pro DR). 4. Gary McEntee - project sponsor.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 7-0

22. 87.149DD

(Berkowitz)

539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24
in Assessor's Block 4069 - Discretionary Review of Demolition Permit
Application No. 8612455, as described above.

DUE TO ACTION ON ITEM 21, NO ACTION REQUIRED ON THIS ITEM.

Adjourned: 5:45 P.M.

CPC 230

FEB 2 1988

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S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 21, 1988
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Vincent Marsh, Inge Horton, Gerald Green, Jim Miller, Michael Berkowitz and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. Presentation of American Institute of Architects' Citation for Excellence in Urban Design to the Department of City Planning for the San Francisco Downtown Plan.

Michael Stanton, representing the San Francisco Chapter of the American Institute of Architects, presented the award to the Department.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. ELECTION OF OFFICERS

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

The Commission unanimously passed a motion to re-elect Commissioner Rosenblatt as President and Commissioner Nakashima as Vice President.

C. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

3. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets,
Lot 24 in Assessor's Block 3600 - Consideration of request for
Discretionary Review of Building Permit Application No. 8710828 for a
SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a
residential structure in an RH-1 (House, One-Family) district.
(Proposed for continuation to February 4, 1988)

CONTINUED TO FEBRUARY 4, 1988

VOTE: 7-0

4. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets,
Lot 24 in Assessor's Block 3600 - Discretionary Review of Building
Permit Application No. 8710828, as described above.
(Proposed for continuation to February 4, 1988)

CONTINUED TO FEBRUARY 4, 1988

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE
amendments to the Master Plan, establishing the Van Ness Avenue Plan
and amending the Commerce and Industry Element, Residence Element and
Urban Design Element. Additions are proposed to the Land Use Index
of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of
January 7, 1988)

CONTINUED TO FEBRUARY 4, 1988

VOTE: 7-0

6. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue,
McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695
and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499,
502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575,
594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667,
670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766
and 767 - Consideration of final language to APPROVE PERMANENT ZONING
CONTROLS including: 1) amendments to the Zoning Map to reclassify
use districts therein from C-2 (Community Business) to RC-4
(Residential-Commercial, High Density) or RC-3 (Residential-
Commercial, Moderate Density), and reclassify Height and Bulk
Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the
City Planning Code to establish the Van Ness Avenue Special Use
District; and 3) amendments to the text of the City Planning Code to
impose restrictions on the use of property, demolition of residential
buildings, alteration or demolition of certain architecturally

Item #82.392EZTM (Cont)

significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.

(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)

CONTINUED TO FEBRUARY 4, 1988

VOTE: 7-0

7. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of final language to APPROVE AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.
(Public Hearing Closed and Continued from Regular Meeting of January 7, 1988)

CONTINUED TO FEBRUARY 4, 1988

VOTE: 7-0

8. 87.715C (McDonald)
345 FILBERT STREET, south side between Montgomery and Kearny Streets, Lots 42 and 43 in Assessor's Block 105 - Consideration of final language to APPROVE the authorization of Conditional Use to permit the construction of three additional dwelling units FOR A TOTAL OF SEVEN DWELLING UNITS OVERALL on two adjacent lots which are presently developed with total of four dwelling units and which together have a combined area of 7,562.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.
(Public Hearing Closed and Continued from Regular Meeting of January 14, 1988)

2:05 - 2:45 P.M.

I.A.310 - 861

Speakers: 1. Sue Cauthen. 2. Howard Wexler - representative for project sponsor. 3. Richard Twohy.

A motion to approve the revised project (54 ft. deep building, five parking spaces) with additional conditions recommended by staff failed by a vote of 3-4, Commissioners Hemphill, Karasick, Rosenblatt and Wright dissenting.

APPROVED WITH AMENDED CONDITIONS (excluding condition limiting parking to residents' use only), MOTION #11265 VOTE: 4-3

VOTING NO: COMMISSIONERS HEMPHILL, KARASICK AND ROSENBLATT

F. REGULAR CALENDAR

9. 87.447SS (Skiffer)
2901 - 19TH AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.
(Continued from Regular Meeting of December 3, 1987)

CONTINUED TO FEBRUARY 18, 1988

VOTE: 7-0

10. 87.731R (Marsh)
O'SHAUGHNESSY BOULEVARD, north of Del Vale Avenue at Evelyn Way, portion of Lot 35 in Assessor's Block 2944A - Review for consistency with the Master Plan of a proposal to sell Public Utilities Commission Water Department surplus property.
(Continued from Regular Meeting of January 7, 1988)

WITHDRAWN. NO ACTION REQUIRED.

11. 87.817C (Marsh)
745 BUCHANAN STREET, south side between Grove and Ivy Streets, Lots 1 and 3 in Assessor's Block 805 - Request for authorization of Conditional Use to establish a Neighborhood Center known as the Korean-American Community Educational Facility in an RH-3 (House, Three-Family) district.

2:45 - 3:30 P.M.

I.A.862 - I.B.665

Speakers: 1. Lee Woods - representative for project sponsor. 2. Dr. Yoon Chung - Korean-American Development Corporation, project sponsor. 3. Fanny McElroy (con). 4. Randall Evans - Western Addition Planning Area Committee (WAPAC) (con). 5. Cynthia Ong - attorney for project sponsor. 6. Professor Notsizi Cayou (con). 7. Louise Harvey (con).

CONTINUED TO JANUARY 28, 1988

VOTE: 7-0

12. 87.712EZ (Horton)
EAST SLOPE OF RUSSIAN HILL, Area generally bounded by Powell, Filbert, Mason, Green and Taylor Streets and Pacific Avenue, portions of Assessor's Blocks 101, 118, 128, 129, 148, 149, 158 and 159 - Consideration of proposed AMENDMENTS to the Zoning Map to change the 65-A Height and Bulk District to a 40-X Height and Bulk District.

3:30 - 3:38 P.M.

I.B.666 - 728

Speakers: 1. Anita Serkey - Russian Hill Neighbors (pro). 2. June Fraps - Telegraph Hill Dwellers (pro).

DISAPPROVED (RECOMMENDED ORDINANCE EXCLUDING PINEVIEW PROJECT),
RESOLUTION #11266

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 3:40 TO 3:52 P.M.

13. 87.164C/87.465C/87.466C (Green)
3131 VICENTE STREET, south corner of 42nd Avenue, Lots 49, 50, 51, 52, 53 and 54 in Assessor's Block 2454 - Request for authorization of Conditional Use to resubdivide the existing six (6) lots to create three (3) lots each exceeding 5,000 square feet in size to construct three mixed use buildings within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct a four (4) story building on each of the three newly created lots (two lots are 6,926 square feet in size and the third lot will be 7,600 square feet in size). The three buildings together would contain a total of 28 dwelling units (on the 2nd, 3rd and 4th floors), 7,480 square feet of commercial floor area (with three separate spaces on the ground floor of each building) and 28 parking spaces at basement level.
(Continued from Regular Meeting of December 17, 1987)
- 3:52 - 4:02 P.M. I.B.735 - 841
Speakers: 1. Bruce Bauman - project sponsor. 2. Alice Sarinan.
PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
JANUARY 28, 1988 VOTE: 6-0
ABSENT: COMMISSIONER ROSENBLATT
14. 87.782C (Green)
6000 CALIFORNIA STREET, northwest corner of 22nd Avenue, Lot 18A in Assessor's Block 1382 - Request for authorization of Conditional Use to intensify an existing Small Self-Service Deli Restaurant within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to add a gas range and oven to the existing operation to allow for additional items to be served to customers in approximately 800 square feet of floor area.
- 4:02 - 4:03 P.M. I.B.842 - 853
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11267 VOTE: 6-0
ABSENT: COMMISSIONER ROSENBLATT
15. 87.392CV (Miller)
129 GIRARD STREET, east side between Silliman and Felton Streets, Lot 26 in Assessor's Block 5925 - Request for authorization of Conditional Use to permit a RELIGIOUS FACILITY (First Tongan Free Wesleyan Church) in an RH-2 (House, Two-Family) district, also requiring a rear yard variance.
(Continued from Regular Meeting of December 17, 1987)
- 4:03 - 4:43 P.M. I.B.854 - II.A.570
Speakers: 1. Doug Pitchford - attorney for project sponsor. 2. Susana Faagau - project sponsor. 3. Susana Falaika (pro). 4. Turner Brashear - attorney for Mr. Jose (con). 5. Fred Coleman (con).
DISAPPROVED, MOTION #11268 VOTE: 6-0
ABSENT: COMMISSIONER ROSENBLATT

16. 87.677D (Berkowitz)
231 DELANO AVENUE, east side between Santa Ynez and Rudden Avenues,
Lot 17A in Assessor's Block 3211 - Consideration of request for
Discretionary Review of Building Permit Application No. 8713632 for a
REAR YARD DECK in an RH-1 (House, One-Family) district.

4:44 - 4:47 P.M.

II.A.571 - 638

Speaker: Louise Munoz - requestor of Discretionary Review.
NO ACTION TAKEN BY COMMISSION.

17. 87.677D (Berkowitz)
231 DELANO AVENUE, east side between Santa Ynez and Rudden Avenues,
Lot 17A in Assessor's Block 3211 - Discretionary Review of Building
Permit Application No. 8713632, as described above.

DUE TO LACK OF ACTION ON ITEM 16, NO ACTION REQUIRED ON THIS ITEM.

Adjourned: 4:50 P.M.

CPC 232

SF
C55

#21

1/28/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 28, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 2 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Karasick, Nakashima, Rosenblatt and Wright.

ABSENT: Commissioner Hemphill.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:40 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Lu Blazej, Lois Scott, Vincent Marsh, Mary Gallagher, Scott Dowdee and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1.

(Badiner)

Informational presentation on the Preservation Element, Proposed for Citizen Review, December 1987, published by the Department of City Planning.

Presentation by staff was given.
NO ACTION REQUIRED.

Mr. Passmore reported that the Land Use Committee of the Board of Supervisors considered two versions of city-wide residential demolition moratoria. One version, as modified by Supervisor Hongisto, applies to residential demolitions and major alterations, i.e. extensions of 12 or more feet, in one or two-family dwellings anywhere in the city. The second version, as modified by Supervisor Maher, applies to demolitions and major alterations, i.e. extensions of 12 or more feet (unless determined by the Superintendent of the Bureau of Building Inspection to be in character with the surrounding neighborhood), of one or two-family dwellings in RH-1, RH-2 and low-density residential zoning districts.

Mr. Passmore asked if the Commission desired to hear on Discretionary Review application to demolish a gas station at 7th and Howard Streets. The Commission declined.

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

2. 86.582EZ (Pearl)
315 CORBETT AVENUE and 3118 MARKET STREET, northwest side west of Danvers Street, Lots 48 and 55 in Assessor's Block 2659 - Request to RECLASSIFY two parcels from RH-2 (House, Two-Family) to RM-3 (Mixed Residential, Moderate Density) zoning to attempt to establish the legal use of a fifth dwelling unit installed without benefit of permit at 315 Corbett Avenue. The proposal would also require the granting of a variance from the off-street parking (City Planning Code Section 151 - Table 4) or front setback (City Planning Code Section 132(f)) requirements to establish the legal use of the fifth dwelling unit, because the property lacks the required one additional independently accessible off-street parking space.
(Continued from Regular Meeting of January 14, 1988)
(Proposed for continuation to February 4, 1988)

CONTINUED TO FEBRUARY 4, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

3. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8705079 and 8705080 for the DEMOLITION OF A TWO-STORY, SINGLE FAMILY DWELLING UNIT AND THE CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 7, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

4. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.
(Continued from Regular Meeting of January 7, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 87.164C/87.465C/87.466C (Green)
3131 VICENTE STREET, south corner of 42nd Avenue, Lots 49, 50, 51, 52, 53 and 54 in Assessor's Block 2454 - Consideration of final language to APPROVE the authorization of Conditional Use to resubdivide the existing six (6) lots to create three (3) lots each exceeding 5,000 square feet in size to construct three mixed use buildings within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct a four (4) story building on each of the three newly created lots (two lots are 6,926 square feet in size and the third lot will be 7,600 square feet in size). The three buildings together would contain a total of 28 dwelling units (on the 2nd, 3rd and 4th floors), 9,000 square feet of commercial floor area (with three separate spaces on the ground floor of each building) and 43 parking spaces at basement level.
(Public Hearing Closed and Continued from Regular Meeting of January 21, 1988)

The Commission unanimously passed a motion to allow Commissioner Rosenblatt to abstain.

APPROVED WITH CONDITIONS, MOTION #11269

VOTE: 4-0

ABSTAINED: COMMISSIONER ROSENBLATT

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

F. REGULAR CALENDAR

6. (Blazej)
Public hearing on and consideration of Certification by the Zoning Administrator of the list of office development projects containing 25,000 square feet or more of additional office space which were approved by the City after November 29, 1984 as required by Section 321.1 of the City Planning Code.

1:55 - 1:58 P.M.

I.A.391 - 414

No public testimony received.

PUBLIC HEARING CLOSED. NO COMMISSION ACTION REQUIRED.

7. 87.792T (Scott)
Consideration of Amendment to Section 237(b) of the City Planning Code, Automotive Special Use District, to delete the basic floor area ratio limit of 10.0 to 1.
(Continued from Regular Meeting of January 7, 1988)

1:58 - 2:00 P.M.

I.A.415 - 450

No public testimony received.

APPROVED, RESOLUTION #11270

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

8. 87.817C (Marsh)
745 BUCHANAN STREET, south side between Grove and Ivy Streets, Lots 1 and 3 in Assessor's Block 805 - Request for authorization of Conditional Use to establish a Neighborhood Center known as the Korean-American Community Educational Facility in an RH-3 (House, Three-Family) district.
(Continued from the Regular Meeting of January 21, 1988)

2:00 - 3:00 P.M.

I.A.452 - I.B.332

3:15 - 4:10 P.M.

I.B.343 - II.A.255

THE COMMISSION TOOK A RECESS FROM 3:00 TO 3:15 P.M.

Speakers: 1. Lee Woods - representative of project sponsor. 2. Cynthia Ong - attorney for project sponsor. 3. Professor Notsizi Cayou (con). 4. Fanny McElroy (con). 5. Randall Evans - Western Addition Planning Area Committee (con). 6. Dr. Yoon Chung - project sponsor. 7. Raza Bedee - Lighthouse for the Blind. 8. Willie Brown (con). 9. Muhammed Abdullah (con). 10. Jerome Thomas (con). 11. Jamie Jameson (con). 12. Carol Schilling (con). 13. Shahidah Abdul Musawir (con). 14. Ace Washington (con). 15. Suchin In - Korean-American Residents Association (pro). 16. Rev. Betty Drummer (con). 17. Robert Washington (con). 18. Sid Weber (con). 19. Joe O'Donoghue.

CONTINUED TO FEBRUARY 18, 1988

VOTE: 4-1

VOTING NO: COMMISSIONER ALLEN

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

THE COMMISSION TOOK A RECESS FROM 4:10 TO 4:25 P.M.

9. 87.751C (Marsh)
2226 CALIFORNIA STREET, north side between Webster and Buchanan Streets, Lot 7 in Assessor's Block 637 - Request for authorization of Conditional Use to legalize four (4) commercial offices pursuant to Sections 175(a) and 209.9(e) of the City Planning Code in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 14, 1988)

4:25 - 5:30 P.M.

II.A.258 - II.B.277

Speakers: 1. Russ Taplin - project sponsor. 2. Annliese Munetic. 3. Anthony Klein (con). 4. Anne Bloomfield - Pacific Heights Residents Association (con). 5. Bob Aaronberg (con). 6. Katie Snyder (pro).

DISAPPROVED (with condition that commercial tenants vacate offices by October 1989), MOTION #11271

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

10. 87.575D (McDonald)
201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of January 7, 1988)

CONTINUED TO FEBRUARY 11, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

11. 87.801C (Gallagher)
1309-1315 GRANT AVENUE, west side between Vallejo and Green Streets, Lot 7 in Assessor's Block 131 - Request for authorization of Conditional Use to permit EXPANSION OF AN EXISTING FULL-SERVICE RESTAURANT and to establish a BAR as defined by Section 790.22 of the City Planning Code in the North Beach Neighborhood Commercial District. The proposal is to expand the existing establishment from 1315 Grant Avenue to 1309 Grant Avenue, adding approximately 1,020 square feet to a total of 2,040 square feet and to upgrade the existing Alcoholic Beverage Control License-type 41 (On-Sale Beer and Wine - Eating Place) to License-type 47 (On-Sale General - Eating Place). This is an amendment to a notice for hearing originally scheduled for January 7, 1988.
(Continued from Regular Meeting of January 7, 1988)

5:30 - 5:32 P.M.

II.B.281 - 302

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11272

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

12. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 7, 1988)

CONTINUED TO FEBRUARY 4, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

13. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Consideration of request for Discretionary Review of Building Permit Application No. 8709166 for the ADDITION OF A STORY AND REMODELING OF A BATHROOM AND A KITCHEN in an RH-1(D) (House, One-Family, Detached Dwelling) district.

CONTINUED TO FEBRUARY 4, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

14. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Discretionary Review of Building Permit Application No. 8709166, as described above.

CONTINUED TO FEBRUARY 4, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS HEMPHILL AND WRIGHT

15. 87.739E2T (Dowdee)
CHESTNUT STREET, area between Webster and Broderick Streets -
Consideration of proposed amendments to the Zoning Map and Text of
the City Planning Code establishing the CHESTNUT STREET FINANCIAL
SERVICE SUB-DISTRICT prohibiting financial services in the NC-2
district along Chestnut Street between Webster and Broderick
Streets. The proposed changes to the City Planning Code and Zoning
Map would add Section 781.1 in which financial services and limited
financial services are prohibited, amend Sections 711.49 and 711.50
and the Specific Provisions for NC-2 districts, and amend Sectional
Map 2SU designating the NC-2 zoned portion of Chestnut Street as the
Chestnut Street Financial Service Sub-District.

5:32 - 5:35 P.M.

II.B.305 - 339

Speaker: Virginia Fusco - Marina Civic Improvement Association (pro).

APPROVED, RESOLUTION #11273

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

Adjourned: 5:35 P.M.

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FEB 22 1988

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OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
≡ FEBRUARY 4, 1988
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:35 P.M.

Staff in attendance: Dean Macris - Director of Planning. Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Barbara Sahm, Paul Lord, Angelica Chiong, David Hood, Vincent Marsh, Rosemary Bosque, Glenda Skiffer, Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

Ms. Sahm reported on the progress of the City and its consultants in studying and commenting on the offshore oil lease sale proposed by the U.S. Department of Interior.

1. (Blazej)
Informational presentation on proposed city-wide interim controls in RH-1 and RH-2 zoning districts under consideration by the Board of Supervisors.

1:40 - 2:10 P.M.

I.A.128 - 657

Mr. Passmore described the city-wide 5-month moratorium on residential demolitions and major alterations approved by the Board of Supervisors on Monday, February 1, 1988. He also described the proposed interim controls on new residential constructions and expansions in RH-1 and RH-2 districts city-wide (except for the Richmond and Sunset districts) as proposed by Supervisor Ward. The Commission inquired about the proposed permit application fee increase which the Mayor proposed in order to offset the anticipated revenue loss resulting from the moratorium. The Commissioners were also interested in the Department's work on new residential zoning which would address the concerns that prompted the moratorium.

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENT

Speakers on demolition/alteration moratorium: 1. Jerry Klein. 2. Joe O'Donoghue - Residential Builders Association.

D. ITEMS TO BE CONTINUED

2. 85.533ZT (Bateson)
MID-MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the Height and Bulk Districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza. (Public Hearing Closed and Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to February 25, 1988)

CONTINUED TO FEBRUARY 25, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

3. 87.579D (Berkowitz)
483 ROLPH STREET, north side between Munich and Athens Streets, Lot 4 in Assessor's Block 6415 - Consideration of request for Discretionary Review of Building Permit Application No. 8712435 for the REPAIR OF STAIRWAY, WALL AND CEILING in an RH-1 (House, One-Family) district. (Continued from Regular Meeting of January 14, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

4. 87.579D (Berkowitz)
483 ROLPH STREET, north side between Munich and Athens Streets, Lot 4 in Assessor's Block 6415 - Discretionary Review of Building Permit Application No. 8712435, as described above. (Continued from Regular Meeting of January 14, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. Additions are proposed to the Land Use Index of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of January 21, 1988)

CONTINUED TO FEBRUARY 18, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

6. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of final language to APPROVE PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.
(Public Hearing Closed and Continued from Regular Meeting of January 21, 1988)

CONTINUED TO FEBRUARY 18, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

7. 87.586TZE (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of final language to APPROVE AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for

Item #87.586TZE (Cont)

residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.
(Public Hearing Closed and Continued from Regular Meeting of January 21, 1988)

CONTINUED TO FEBRUARY 18, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

F. REGULAR CALENDAR

8. 87.800C (Green)
2075 MARKET STREET, south side between Church and 14th Streets, Lot 67 in Assessor's Block 3544 - Request for authorization of Conditional Use to install a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.90 of the City Planning Code within the Upper Market Neighborhood Commercial District. The proposal is to establish a self-service restaurant with counters and seating for up to 8 persons for on-site consumption and take-out of pasta dishes, cheeses, salads, etc., in approximately 650 square feet of floor area.

2:28 - 2:43 P.M.

I.A.843 - I.B.195

Speakers: 1. Frank DeRose - project sponsor. 2. Karennia Armington - project sponsor.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
FEBRUARY 11, 1988

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN
ABSENT: COMMISSIONER COFFEY

9. 88.009D (Hood)
2455 WASHINGTON STREET, south side between Fillmore and Webster Streets, Lot 26 in Assessor's Block 612 - Consideration of request for Discretionary Review of Building Permit Application No. 8712059 for the merger of five dwelling units into four units in an existing five-unit residential building.

2:45 - 2:50 P.M.

I.B.196 - 294

Speaker: Michael Rossi - project sponsor.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

10. 88.009D (Hood)
2455 WASHINGTON STREET, south side between Fillmore and Webster Streets, Lot 26 in Assessor's Block 612 - Discretionary Review of Building Permit Application No. 8712059, as described above.

DUE TO ACTION ON ITEM 9, NO ACTION ON THIS ITEM IS NECESSARY.

11. 87.818R (Marsh)
18TH AND CASTRO STREETS, northeast corner adjacent to Lot 57 in Assessor's Block 3582 - Review for consistency with the Master Plan of a proposal to install a flower stand within the sidewalk area adjacent to the subject property within the Castro Street Neighborhood Commercial District.
- 2:50 - 2:55 P.M. I.B.295 - 377
Speaker: Lydia Rogers - project sponsor's representative.
PASSED MOTION FINDING PROPOSED PROJECT TO BE INCONSISTENT WITH THE MASTER PLAN VOTE: 6-0
ABSENT: COMMISSIONER COFFEY
12. 87.844C (Marsh)
1343 SACRAMENTO STREET, south side between Leavenworth and Jones Streets, Lot 36 in Assessor's Block 247 - Request for authorization of Conditional Use to allow a Community Parking Lot for up to 8 automobiles within the rear yard of the subject property in an RM-4 (Mixed Residential, High Density) district.
- 2:55 - 3:05 P.M. I.B.378 - 521
Speakers: 1. Lila Barkhordarian - project sponsor's representative.
2. Robert Celso (con). 3. Tom Robertson (con). 4. Joel Harms (con). 5. Glen McCrea (con). 6. Darrell Yee (con).
DISAPPROVED, MOTION #11274 VOTE: 6-0
ABSENT: COMMISSIONER COFFEY
13. 86.582EZ (Pearl)
315 CORBETT AVENUE and 3118 MARKET STREET, northwest side west of Danvers Street, Lots 48 and 55 in Assessor's Block 2659 - Request to RECLASSIFY two parcels from RH-2 (House, Two-Family) to RM-3 (Mixed Residential, Moderate Density) zoning to attempt to establish the legal use of a fifth dwelling unit installed without benefit of permit at 315 Corbett Avenue. The proposal would also require the granting of a variance from the off-street parking (City Planning Code Section 151 - Table 4) or front setback (City Planning Code Section 132(f)) requirements to establish the legal use of the fifth dwelling unit, because the property lacks the required one additional independently accessible off-street parking space.
(Continued from Regular Meeting of January 28, 1988)
- 3:05 - 3:35 P.M. I.B.522 - II.A.152
Speakers: 1. Wayne Rieke - project sponsor's representative.
2. Claudia Shea (pro). 3. Michael Russell (pro). 4. John Meara (pro).
5. Kal Lee - project sponsor.
DISAPPROVED, RESOLUTION #11275 VOTE: 4-2
VOTING NO: COMMISSIONERS HEMPHILL AND KARASICK
ABSENT: COMMISSIONER COFFEY

THE COMMISSION TOOK A RECESS FROM 3:35 TO 4:05 P.M.

14. 87.081CPCP (Skiffer)
654-700 GREAT HIGHWAY, through lot to La Playa Street, east side between Balboa and Cabrillo Streets, Lot 1 in Assessor's Block 1592 (Parcel 4) and Lot 2 in Assessor's Block 1595 (Parcel 3) - Consideration of Amending previously approved Conditional Use application (82.167C) and a previously approved Coastal Permit (87.081P) to allow the subdivision of Parcel 3 into 38 lots for development of 110 residential units, an amendment of City Planning Commission Motion No. 9633 to allow a standard sidewalk where an equestrian trail was required on the south side of Balboa Street, and an amendment of City Planning Commission Motion No. 11113 to allow for construction of Parcel 4 any time after August 6, 1989. The proposed land subdivision consists of lots which have areas less than the minimum 2,500 square feet required in the Planning Code. The proposed development may require exceptions from the rear yard and open space requirements of the Planning Code in an RH-2 (House, Two-Family) district, RM-2 (Mixed Residential, Moderate Density) district and an NC-1 (Neighborhood Commercial Cluster) district.

4:05 - 5:32 P.M.

II.A.184 - II.B.591

Speakers: 1. Victor Gonzalez - project sponsor's representative. 2. Doug Nadeau - Golden Gate National Recreation Area. 3. Jerry Klein (con). 4. Rod Shoja (pro). 5. Ian Young - Ocean Beach Homeowners Association. 6. Gary Moody (con). 7. Vivian Goodwin (con). 8. Steve Farrand (con). 9. Curtis Ow-Wang - Whisler Patri. 10. Cheryl Arnold (con). 11. Dick Grosboll - San Francisco Tomorrow (con). 12. Julie Fisher (con). 13. David Ferguson (con). 14. Ron Tom (pro). 15. Jonathan Bulkley - Planning Association for the Richmond. 16. Bok Pon (pro). 17. Peggy Koppman - Friends of Ocean Beach (con). 18. Brian Doohan (con). 19. Dave Warren (con). 20. Zev Ben-Simon - project sponsor. 21. Samuel Nolly - project architect.

PASSED MOTION TO CLOSE PUBLIC HEARING AND CONTINUE TO
FEBRUARY 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

4:00 P.M.

15. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Consideration of request for Discretionary Review of Building Permit Application No. 8709166 for the ADDITION OF A STORY AND REMODELING OF A BATHROOM AND A KITCHEN in an RH-1(D) (House, One-Family, Detached Dwelling) district.
(Continued from Regular Meeting of January 28, 1988)

CONTINUED TO FEBRUARY 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

16. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Discretionary Review of Building Permit Application No. 8709166, as described above.
(Continued from Regular Meeting of January 28, 1988)

CONTINUED TO FEBRUARY 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

17. 87.639D (Berkowitz)
109 ALTON AVENUE, south side between 9th and Lopez Avenues, Lot 20 in Assessor's Block 2818 - Consideration of request for Discretionary Review of Building Permit Application No. 8711528 for the RENOVATION OF HOUSE INTERIOR, ADDITION OF FAMILY AND PLAY ROOMS AND ADDITION OF STORY OF OCCUPANCY in an RH-1(D) (House, One-Family, Detached Dwelling) district.

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO ACTION REQUIRED.

18. 87.639D (Berkowitz)
109 ALTON AVENUE, south side between 9th and Lopez Avenues, Lot 20 in Assessor's Block 2818 - Discretionary Review of Building Permit Application No. 8711528, as described above.

See Item 17.

19. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-1(D) (House, One-Family, Detached Dwelling) district.

CONTINUED TO FEBRUARY 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

20. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.

CONTINUED TO FEBRUARY 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

21. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of January 21, 1988)

CONTINUED TO MARCH 3, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

22. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets,
Lot 24 in Assessor's Block 3600 - Discretionary Review of Building
Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of January 21, 1988)

CONTINUED TO MARCH 3, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

23. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24
in Assessor's Block 4069 - Discretionary Review of Building Permit
Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT
RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of January 28, 1988)

CONTINUED TO FEBRUARY 18, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

24. 87.611D (Nixon)
770 - 23RD AVENUE, east side between Fulton and Cabrillo Streets, Lot
34 in Assessor's Block 1665 - Consideration of request for
Discretionary Review of Building Permit Application No. 8704611 for
alterations to the existing two-story over garage single family
structure, resulting in a THREE-STORY OVER GARAGE, TWO FAMILY
STRUCTURE in an RH-2 (House, Two-Family) district.

5:35 - 5:36 P.M.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW
ABSENT: COMMISSIONER COFFEY

II.B.645 - 651
VOTE: 6-0

25. 87.611D (Nixon)
770 - 23RD AVENUE, east side between Fulton and Cabrillo Streets, Lot
34 in Assessor's Block 1665 - Discretionary Review of Building Permit
Application No. 8704611, as described above.

5:36 - 6:10 P.M. II.B.652 - III.A.257
Speakers: 1. Yelena Fisherman - project sponsor. 2. John Fewer
(con). 3. Ray Holland (con). 4. Jack Tanabe (con). 5. Michael
Rabichev - project architect. 6. Richard Tanaka (con).
MOTION TO CONTINUE TO FEBRUARY 18, 1988 FAILED BY A TIE VOTE, 3-3,
COMMISSIONERS BIERMAN, NAKASHIMA AND ROSENBLATT DISSENTING.
DISAPPROVED, MOTION #11276 VOTE: 4-2
VOTING NO: COMMISSIONERS HEMPHILL AND KARASICK
ABSENT: COMMISSIONER COFFEY

26. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary
Boulevard, Lot 28 in Assessor's Block 1433 - Consideration of request
for Discretionary Review of Building Permit Application No. 8713081
proposing CONSTRUCTION OF A THREE-STORY OVER GARAGE, THREE DWELLING

Item #87.608D (Cont)

UNIT STRUCTURE after demolition of the existing two-story over garage, single family structure in an RM-1 (Mixed Residential, Low Density) district.

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

27. 87.608D

(Nixon)

326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Discretionary Review of Building Permit Application No. 8713081, as described above.

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

Adjourned: 6:10 P.M.

CPC 237

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 11, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 22 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:40 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Lu Blazej, Martha Kessler and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Edelin)
Consideration of the Work Program and Budget for the Department of City Planning for Fiscal Year 1988-89.

2:45 - 3:30 P.M.

I.B.128 - 777

Speaker: Lois Scott - President, Municipal Planners Association.
Commissioner Nakashima asked for a breakdown of professional and support staff by division. Mr. Macris commented on the anticipated residential rezoning work effort and its impact on other Department work.

APPROVED, RESOLUTION #11279

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

Speakers: 1. John Fryckman - 654-700 Great Highway speaker. 2. Joey Crivello - 654-700 Great Highway speaker.

D. ITEMS TO BE CONTINUED

2. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to April 28, 1988)

CONTINUED TO APRIL 28, 1988
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

3. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of December 17, 1987)
(Proposed for continuation to April 28, 1988)

CONTINUED TO APRIL 28, 1988
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 87.800C (Green)
2075 MARKET STREET, south side between Church and 14th Streets, Lot 67 in Assessor's Block 3544 - Consideration of final language to APPROVE the authorization of Conditional Use to install a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.90 of the City Planning Code within the Upper Market Neighborhood Commercial District. The proposal is to establish a self-service restaurant with counters and seating for up to 8 persons for on-site consumption and take-out of pasta dishes, cheeses, salads, etc., in approximately 650 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)

APPROVED WITH CONDITIONS, MOTION #11277
VOTING NO: COMMISSIONER BIERMAN
ABSENT: COMMISSIONER HEMPHILL

VOTE: 5-1

F. REGULAR CALENDAR

5. 87.081CPCP (Skiffer)
654-700 GREAT HIGHWAY, through lot to La Playa Street, east side between Balboa and Cabrillo Streets, Lot 1 in Assessor's Block 1592 (Parcel 4) and Lot 2 in Assessor's Block 1595 (Parcel 3) - Consideration of Amending previously approved Conditional Use application (82.167C) and a previously approved Coastal Permit (87.081P) to allow the subdivision of Parcel 3 into 38 lots for

Item #87.081PCP (Cont)

development of 110 residential units, an amendment of City Planning Commission Motion No. 9633 to allow a standard sidewalk where an equestrian trail was required on the south side of Balboa Street, and an amendment of City Planning Commission Motion No. 11113 to allow for construction of Parcel 4 any time after August 6, 1989. The proposed land subdivision consists of lots which have areas less than the minimum 2,500 square feet required in the Planning Code. The proposed development may require exceptions from the rear yard and open space requirements of the Planning Code in an RH-2 (House, Two-Family) district, RM-2 (Mixed Residential, Moderate Density) district and an NC-1 (Neighborhood Commercial Cluster) district. (Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)

1:50 - 2:45 P.M.

I.A.242 - I.B.123

Speakers: 1. Victor Gonzalez - project sponsor's representative. 2. Zev Ben-Simon - project sponsor. 3. Edith McMillan.

APPROVED WITH CONDITIONS, MOTION #11278

VOTE: 5-1

VOTING NO: COMMISSIONER NAKASHIMA

ABSENT: COMMISSIONER HEMPHILL

6. 87.575D (McDonald)
201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of January 28, 1988)

CONTINUED TO FEBRUARY 18, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

7. 87.564C (Badiner)
941-949 MISSION STREET, south side of Mission Street between 5th and 6th Streets, Lots 89, 90 and 91 in Assessor's Block 3725 - Request for authorization of Conditional Use under City Planning Code Section 223(1) to permit an expansion of an existing parking lot in a C-3-S (Downtown Support) District and 160-F and 90-X Height and Bulk Districts. The project involves the demolition of two vacant buildings.

CONTINUED TO FEBRUARY 25, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HEMPHILL

8. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Consideration of request for Discretionary Review of Building Permit Application No. 8709166 for the ADDITION OF A STORY AND REMODELING OF A BATHROOM AND A KITCHEN in an RH-1(D) (House, One-Family, Detached Dwelling) district.
(Continued from Regular Meeting of February 4, 1988)

CONTINUED TO FEBRUARY 25, 1988

VOTE 6-0

ABSENT: COMMISSIONER HEMPHILL

9. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Discretionary Review of Building Permit Application No. 8709166, as described above.
(Continued from Regular Meeting of February 4, 1988)

CONTINUED TO FEBRUARY 25, 1988
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

10. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-1(D) (House, One-Family, Detached Dwelling) district.
(Continued from Regular Meeting of February 4, 1988)

CONTINUED TO FEBRUARY 25, 1988
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

11. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of February 4, 1988)

CONTINUED TO FEBRUARY 25, 1988
ABSENT: COMMISSIONER HEMPHILL

VOTE: 6-0

Adjourned: 3:30 P.M.

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S U M M A R Y

DOCUMENTS DEPT.

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 18, 1988
ROOM 282, CITY HALL
1:30 P.M.

MAR 1 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Bierman, Karasick, Nakashima and Wright.

ABSENT: Commissioners Hemphill and Rosenblatt.

NOTE: Richard Allen resigned from the Commission on February 17, 1988.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT NAKASHIMA AT 1:40 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Paul Lord, Vincent Marsh, Larry McDonald, Thomas Casey and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

Mr. Passmore reported that the Haight Ashbury Neighborhood Council and Haight Ashbury Preservation Society filed a lawsuit against the Commission, Department, Zoning Administrator and owner of the 1700 Haight Street property on the 1700 Haight Street conditional use case.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Nakashima inquired about the status of the demolition permit for the service station at the corner of California Street and Presidio Avenue.

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 87.798C (Hood)
208-208A STATES STREET, north side between Levant and Castro Streets,
Lots 14 and 15 in Assessor's Block 2620 - Request for authorization
of Conditional Use to legalize four dwelling units on two adjacent

Item #87.798C (Cont)

lots when the Planning Code allows dwelling at a density ratio up to one dwelling unit for each 1,500 square feet of lot area in an RH-2 (House, Two-Family) district.
(Proposed for continuation to February 25, 1988)

CONTINUED TO FEBRUARY 25, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

2. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 4, 1988)
(Proposed for continuation to March 3, 1988)

CONTINUED TO MARCH 3, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

E. CONSIDERATION OF FINDINGS AND FINAL REPORT; PUBLIC HEARING CLOSED

3. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. Additions are proposed to the Land Use Index of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)

CONTINUED TO FEBRUARY 25, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

4. 82.392EZTM (Lord)
VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of final language to APPROVE PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential

Item #82.392EZTM (Cont)

buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.

(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)

CONTINUED TO FEBRUARY 25, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

5. 87.586TZE

(Lord)

VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of final language to APPROVE AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.

(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)

CONTINUED TO FEBRUARY 25, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

F. REGULAR CALENDAR

6. 87.817C

(Marsh)

745 BUCHANAN STREET, south side between Grove and Ivy Streets, Lots 1 and 3 in Assessor's Block 805 - Request for authorization of Conditional Use to establish a Neighborhood Center known as the Korean-American Community Educational Facility in an RH-3 (House, Three-Family) district.

(Continued from the Regular Meeting of January 28, 1988)

1:50 - 2:10 P.M.

I.A.204 - 547

Speakers: 1. Cynthia Ong - project sponsor's representative. 2. Clifton Jeffers - Black Leadership Forum (pro). 3. Professor Nantsizi Cayou. 4. Fanny McElroy. 5. Randall Evans - Western Addition Planning Area Committee. 6. Jay Tobin. 7. Harry Kim (pro).

APPROVED WITH CONDITIONS, MOTION #11280

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

7. 87.575D (McDonald)
201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single family dwelling.

(Continued from Regular Meeting of February 11, 1988)

2:15 - 3:25 P.M.

I.A.579 - I.B.706

Speakers: 1. Ramona - Twin Peaks Council (con). 2. Jerome Klein - project sponsor's representative. 3. Viola Falchetti (con). Armin Perlmutter (con). 5. William Lim - project architect. 6. Mrs. Maroni (con). 7. Earl Robinson (con). 8. Dr. Hart (con). 9. Terry Woods. 10. Carmen Fong (con).

CONTINUED TO FEBRUARY 25, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

8. 87.447SS (Skiffer)
2901 - 19TH AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family, Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.
(Continued from Regular Meeting of January 21, 1988)

CONTINUED TO FEBRUARY 25, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

9. 87.710C (Casey)
4100 GEARY BOULEVARD, north side between 5th and 6th Avenues, Lot 16 in Assessor's Block 1437 - Request for authorization of Conditional Use in an NC-3 (Moderate-Scale Neighborhood Commercial) district to allow conversion of residential space to commercial use on the second floor.

CONTINUED TO MARCH 3, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

10. 87.711C (Casey)
4110 GEARY BOULEVARD, north side between 5th and 6th Avenues, Lot 17 in Assessor's Block 1437 - Request for authorization of Conditional Use in an NC-3 (Moderate-Scale Neighborhood Commercial) district to allow conversion of residential space to existing office use on the second floor.

3:25 - 3:30 P.M.

I.B. 719 - 771

Speaker: John Riggio - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11281

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

11. 87.631C (Casey)
1201 ORTEGA STREET - SAN FRANCISCO CONSERVATORY OF MUSIC, southwest corner of 19th Avenue, Lots 2, 3, 36 and 37 in Assessor's Block 2115 - Request for authorization of Conditional Use to construct an addition of 1,400 square feet to second floor, expanding practice rooms and library stacking space, done in conjunction with seismic and life safety upgrade. Also to maintain current use of single family house at 1932 - 20th Avenue as administrative offices and open a driveway onto 20th Avenue from the Conservatory parking lot.

3:30 - 4:10 P.M.

I.B.776 - II.A.471

Speakers: 1. Harry O'Brien - project sponsor's representative. 2. John Anderson - San Francisco Conservatory of Music, Chairman of the Board. 3. Dorothy McDougall - Parkside District Improvement Club (con). 4. Mark Romer (con). 5. Terry Howard (con). 6. Mr. Gigerio (con). 7. Albert Gee (con).

APPROVED WITH CONDITIONS, MOTION #11282

VOTE: 4-0

ABSENT: COMMISSIONERS HEMPHILL AND ROSENBLATT

Adjourned: 4:10 P.M.

CPC 240

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 25, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 15 1988

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PRESENT: Commissioners Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Paul Lord, Sally Maxwell, Larry Badiner, Irene Nishimura, Gerald Green, David Hood, Rosemary Bosque, Mike Berkowitz, Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. Report on the Status of Compliance with the Child Care Requirements in Approved Office/Hotel Developments and other Special Office Projects.

Jon Pon of the Mayor's Office of Community Development gave an informational presentation.
NO COMMISSION ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

Speaker: Norman Rolfe - San Francisco Tomorrow, on the Van Ness Avenue Plan.

D. ITEMS TO BE CONTINUED

2. 87.6280 (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the

Item #87.628D

CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for continuation to March 3, 1988)

CONTINUED TO MARCH 3, 1988

VOTE: 6-0

3. 87.628D

(Berkowitz)

456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for continuation to March 3, 1988)

CONTINUED TO MARCH 3, 1988

VOTE: 6-0

4. 87.691D

(Berkowitz)

329 COLLINGWOOD STREET, east side between 20th and 21st Streets, Lot 25 in Assessor's Block 2752 - Consideration of request for Discretionary Review of Building Permit Application No. 8714291 for the raising of a structure and remodeling kitchens and baths in an RH-2 (House, Two-Family) district.
(Proposed for continuation to March 3, 1988)

CONTINUED TO MARCH 3, 1988

VOTE: 6-0

5. 87.691D

(Berkowitz)

329 COLLINGWOOD STREET, east side between 20th and 21st Streets, Lot 25 in Assessor's Block 2752 - Discretionary Review of Building Permit Application No. 8714291, as described above.
(Proposed for continuation to March 3, 1988)

CONTINUED TO MARCH 3, 1988

VOTE: 6-0

6. 85.533ZT

(Bateson)

MID-MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the Height and Bulk Districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza.
(Public Hearing Closed and Continued from Regular Meeting of February 4, 1988)
(Proposed for continuation to March 24, 1988)

CONTINUED TO MARCH 24, 1988

VOTE: 6-0

7. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Consideration of request for Discretionary Review of Building Permit Application No. 8709166 for the ADDITION OF A STORY AND REMODELING OF A BATHROOM AND A KITCHEN in an RH-1(D) (House, One-Family, Detached Dwellings) district.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 6-0

8. 87.620D (Berkowitz)
285 SEA CLIFF AVENUE, south side near El Camino Del Mar, Lot 17 in Assessor's Block 1308 - Discretionary Review of Building Permit Application No. 8709166, as described above.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 6-0

9. 87.709D (Berkowitz)
26-28 MUSEUM WAY, south side near Levant Street, Lot 73 in Assessor's Block 2620 - Consideration of request for Discretionary Review of Building Permit Application No. 8711249 for the construction of a two-story, two-unit residential building in an RH-2 (House, Two-Family) district.
(Note: The building permit application has been withdrawn.)

PERMIT WITHDRAWN. NO ACTION REQUIRED.

10. 87.709D (Berkowitz)
26-28 MUSEUM WAY, south side near Levant Street, Lot 73 in Assessor's Block 2620 - Discretionary Review of Building Permit Application No. 8711249, as described above.
(Note: The building permit application has been withdrawn.)

PERMIT WITHDRAWN. NO ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL RESOLUTION; PUBLIC HEARING CLOSED

11. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of final language to APPROVE amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. Additions are proposed to the Land Use Index of the Master Plan.
(Public Hearing Closed and Continued from Regular Meeting of February 18, 1988)

2:05 - 2:15 P.M.

I.A.283 - 572

Items 11-13 were discussed together.

Commissioner Rosenblatt noted requests by two property owners for inclusion of two properties in the Van Ness Avenue district. In

#82.392EZTM (Cont)

response to concerns raised by San Francisco Tomorrow about the amended Code language on affordable housing in-lieu fees, the Commission reopened the public hearing for further discussion.

CONTINUED TO MARCH 24, 1988

VOTE: 6-0

12. 82.392EZTM

(Lord)

VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of final language to APPROVE PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.

(Public Hearing Closed and Continued from Regular Meeting of February 18, 1988)

2:05 - 2:15 P.M.

I.A.283 - 572

See Item 11 for discussion.

CONTINUED TO MARCH 24, 1988

VOTE: 6-0

13. 87.586TZE

(Lord)

VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of final language to APPROVE AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.

(Public Hearing Closed and Continued from Regular Meeting of February 18, 1988)

2:05 - 2:15 P.M.

I.A.283 - 572

See Item 11 for discussion.

CONTINUED TO MARCH 24, 1988

VOTE: 6-0

F. REGULAR CALENDAR

14. 83.196E (Maxwell)
1169 MARKET STREET (TRINITY PLAZA), southeast corner of Market and Eighth Streets, Lots 39, 51, 52 and 53 in Assessor's Block 3702 - Certification of Final Environmental Impact Report for the proposed construction of three 240-foot tall towers and one 10-story building with about 1,450,735 gross square feet of residential space (1,999 dwelling units), 132,500 gross square feet of retail space, 49,600 gross square feet of office space, 48,565 gross square feet of tenant storage, and 904 parking spaces after the demolition of a three- to seven-story building with residential, retail and parking space.

2:20 - 2:35 P.M.

I.A.664 - 768

APPROVED ENVIRONMENTAL IMPACT REPORT CERTIFICATION

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

15. 87.447SS (Skiffer)
2901 - 19TH AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family, Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.
(Continued from Regular Meeting of February 18, 1988)

CONTINUED TO MARCH 3, 1988

VOTE. 6-0

16. 87.575D (McDonald)
201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single-family dwelling.
(Continued from Regular Meeting of February 18, 1988)

CONTINUED TO MARCH 10, 1988

VOTE: 6-0

17. 87.564C (Badiner)
941-949 MISSION STREET, south side of Mission Street between 5th and 6th Streets, Lots 89, 90 and 91 in Assessor's Block 3725 - Request for authorization of Conditional Use under City Planning Code Section 223(1) to permit an expansion of an existing parking lot in a C-3-S (Downtown Support) District and 160-F and 90-X Height and Bulk Districts. The project involves the demolition of two vacant buildings.
(Continued from Regular Meeting of February 11, 1988)

2:35 - 2:55 P.M.

I.A.769 - I.B.222

Speaker: Russell Levikow - project architect.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON

MARCH 3, 1988

VOTE: 6-0

18. 88.036C (Nishimura)
1104 YORK STREET, southwest corner at 23rd Street, Lot 38 in Assessor's Block 4209 - Request for authorization of Conditional Use to continue to operate a nonconforming metal fabrication shop within a Nonconforming Use with an approximate total gross floor area of 10,000 square feet in an RM-1 (Mixed Residential, Low Density) district.
2:55 - 2:57 P.M. I.B.223 - 258
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11284 VOTE: 6-0
19. 88.037D (Green)
4049 - 24TH STREET, south side between Castro and Noe Streets, Lot 24 in Assessor's Block 6507 - Consideration of request for Discretionary Review of Building Permit Application No. 8715679 for alterations to the existing ground floor of a three-story building resulting in the establishment of a Radio Shack retail store.
2:57 - 3:12 P.M. I.B.259 - 513
3:40 - 3:50 P.M. I.B.647 - 764
Speakers: 1. William Sigman - Friends of Noe Valley (con). 2. Claire Pilcher (con). 3. Steve Swineford - project sponsor. 4. Fred Methner - East and West of Castro Street Improvement Club (pro). 5. Abraham Kass - subject property owner.
THE COMMISSION PASSED A MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 6-0
20. 88.037D (Green)
4049 - 24TH STREET, south side between Castro and Noe Streets, Lot 24 in Assessor's Block 6507 - Discretionary Review of Building Permit Application No. 8715679, as described above.
DUE TO ACTION ON ITEM 19, NO ACTION ON THIS ITEM IS NECESSARY.
21. 87.748EZ (Dean)
2724-2754 OCTAVIA STREET, east side between Union and Green Streets, and 1746-1796 GREEN STREET, north side between Octavia and Gough Streets, Lots 4, 5, 6, 7, 8, 8A, 8B, and 9 in Assessor's Block 544 - Appeal of Preliminary Negative Declaration for the proposal to reclassify eight lots from RH-2 (House, Two-Family) district to RM-2 (Mixed Residential, Moderate Density) district or RH-3 (House, Three-Family) district or other appropriate district and to construct a 3-story-over-existing-garage 12-unit building with a 25-stall Community Garage at 1776 Green Street.
CONTINUED TO MARCH 24, 1988 VOTE: 6-0
22. 87.798C (Hood)
208-208A STATES STREET, north side between Levant and Castro Streets, Lots 14 and 15 in Assessor's Block 2620 - Request for authorization of Conditional Use to legalize four dwelling units on two adjacent

#87.798C (Cont)

lots when the Planning Code allows dwelling at a density ratio up to one dwelling unit for each 1,500 square feet of lot area in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of February 18, 1988)

3:12 - 3:23 P.M.

I.B.514 - 638

Speakers: 1. June Johnson (con). 2. Mrs. Slavoj (con). 3. Dov Michaeli - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11285

VOTE: 6-0

THE COMMISSION TOOK A RECESS FROM 3:25 TO 3:40 P.M.

23. 87.616EC

(Hood)

1321 NATOMA STREET, east side between 14th and 15th Streets, Lot 3 in Assessor's Block 3548 - Request for authorization of Conditional Use to construct eight dwelling units in a C-M (Heavy Commercial) zoning district.

3:50 - 3:51 P.M.

I.B.765 - 789

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11286

VOTE: 6-0

24. 88.019D

(Bosque)

375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.

3:51 - 4:25 P.M.

I.B.790 - II.A.400

Speakers: 1. Rafael Ramirez - project sponsor. 2. Claudia Long (con). 3. Ronald Cross (con). 4. Peter Zuras (con). 5. Jeffrey Meyers (con).

THE COMMISSION PASSED A MOTION TO TAKE
DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONER KARASICK

25. 88.019D

(Bosque)

375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Discretionary Review of Building Permit Application Nos. 8611883 and 8707404, as described above.

4:25 - 4:26 P.M.

II.A.400 - II.A.424

CONTINUED TO MARCH 10, 1988

VOTE: 5-0

ABSENT: COMMISSIONER KARASICK

4:00 P.M.

26. 88.063D (Berkowitz)
2550 DIVISADERO STREET, east side between Broadway and Pacific Avenue, Lot 13B in Assessor's Block 961 - Consideration of request for Discretionary Review of Building Permit Application No. 8707787 for the proposed construction of a single-family house in an RH-1(D) (House, One-Family, Detached Dwellings) district.

4:28 - 5:00 P.M.

II.A.428 - 863

Speakers: 1. Alice Barkley - representative of Discretionary Review requestor. 2. Dr. Edwin Schonfeld - requestor of Discretionary Review. 3. John Sanger - project sponsor's representative. 4. Tom Plante - project contractor. 5. Joe Esherick - project architect.
THE COMMISSION PASSED A MOTION TO NOT TAKE
DISCRETIONARY REVIEW

VOTE: 6-0

27. 88.063D (Berkowitz)
2550 DIVISADERO STREET, east side between Broadway and Pacific Avenue, Lot 13B in Assessor's Block 961 - Discretionary Review of Building Permit Application No. 8707787, as described above.

DUE TO THE ACTION ON ITEM 26, NO ACTION ON THIS ITEM IS NECESSARY.

28. 87.780C (Nixon)
723 - 23RD AVENUE, west side between Cabrillo and Fulton Streets, Lot 6 in Assessor's Block 1666 - Request for authorization of Conditional Use to exceed the interim 24-foot height limit by approximately 3 feet for a project subject to the Richmond and Sunset Districts' Interim Controls adopted by the City Planning Commission on September 17, 1987. The proposal is to add one bedroom, bathroom and deck to a one-story-over-garage single family structure in an RH-2 (House, Two-Family) district.

5:00 - 5:02 P.M.

II.A.873 - 887

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11287

VOTE: 6-0

29. 87.797C (Nixon)
1901 - 21ST AVENUE, southwest corner of Ortega Street and 21st Avenue, Lot 1A in Assessor's Block 2113 - Request for authorization of Conditional Use to exceed the interim 24-foot height limit by approximately 5 feet for a project subject to the Richmond and Sunset Districts' Interim Controls adopted by the City Planning Commission on September 17, 1987. The proposal is to add one story containing two bedrooms and two bathrooms to the existing one-story-over-garage single family structure in an RH-1 (House, One-Family) district.

5:02 - 5:05 P.M.

II.A.888 - II.B.059

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11288

VOTE: 6-0

Adjourned: 5:05 P.M.

SF
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#21
3/3/88

≡ S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 3, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 15 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A.013 - I.B.479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Bierman, Hemphill, Karasick, Nakashima and Rosenblatt.

ABSENT: Commissioner Coffey.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:40 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Vincent March, Glenda Skiffer, Thomas Casey, Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 87.410ETZP (Marsh)
RICHMOND/SUNSET INTERIM CONTROLS - Consideration of adoption of Motion finding the previously adopted Richmond/Sunset Special Use District consistent with the San Francisco Local Coastal Program and City Planning Code Sections 330 through 330.16.

1:40 - 1:45 P.M.

I.A.010 - 060

No public testimony received.

APPROVED, RESOLUTION #11289

VOTE: 5-0

ABSENT: COMMISSIONER COFFEY

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED OR WITHDRAWN

2. 86.701ZEC (Miller)
2455 BUSH STREET, south side between Scott and Pierce Streets, a through lot to Sutter Street, Lot 3 in Assessor's Block 680 - Request

Item #86.701ZEC (Cont)

to ReClassify Property from an RH-3 (House, Three-Family) to an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for continuation to March 10, 1988)

CONTINUED TO APRIL 7, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

3. 86.701ZEC

(Miller)

2455 BUSH STREET, south side between Scott and Pierce Streets, a through lot to Sutter Street, Lot 3 in Assessor's Block 680 - Request for authorization of Conditional Use for OFF-STREET PARKING IN EXCESS OF ACCESSORY AMOUNTS in an RH-3 (House, Three-Family) district pending reclassification to an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for continuation to March 10, 1988)

CONTINUED TO APRIL 7, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

4. 88.043C

(Miller)

507 CAPP STREET, east side between 20th and 21st Streets, Lot 46 in Assessor's Block 3610 - Request for authorization of Conditional Use to EXPAND AN EXISTING RESIDENTIAL CARE FACILITY for elderly residents from six to nine residents in an RM-1 (Mixed Residential, Low Density) district.
(Proposed for continuation to March 10, 1988)

CONTINUED TO MARCH 10, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

5. 88.016CV

(Miller)

351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for authorization of Conditional Use for addition to and expansion of a RELIGIOUS FACILITY (Magain David Sephardim Congregation) in an RM-1 (Mixed Residential, Low Density) district.
(Proposed for continuation to March 10, 1988)

CONTINUED TO MARCH 10, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

6. 88.016CV

(Miller)

351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for VARIANCE OF REAR YARD REQUIREMENTS in order to permit the expansion of an existing RELIGIOUS FACILITY approximately 17.5 feet into the otherwise-required rear yard (on a 50-foot-wide lot). This projection would be

Item #88.016CV (Cont)

approximately 32 feet in width with side setbacks of approximately eight and ten feet on the south and north sides respectively.
(Proposed for continuation to March 10, 1988)

CONTINUED TO MARCH 10, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

7. 87.149D

(Berkowitz)

539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 18, 1988)
(Proposed for continuation to March 17, 1988)

CONTINUED TO MARCH 17, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

8. 87.628D

(Berkowitz)

456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 25, 1988)
(Proposed for continuation to March 17, 1988)

CONTINUED TO MARCH 17, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

9. 87.628D

(Berkowitz)

456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of February 25, 1988)
(Proposed for continuation to March 17, 1988)

CONTINUED TO MARCH 17, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

10. 88.054E

(Deutsch)

RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeal of Preliminary Negative Declaration on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts generally located east of Arguello Boulevard, Stanyan Street, and the Mount Sutro and Forest Hills/West Portal districts to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions,

Item #88.054E (Cont)

to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.

(Proposed for continuation to March 17, 1988)

CONTINUED TO MARCH 17, 1988

VOTE: 5-0

ABSENT: COMMISSIONER COFFEY

11. 85.525C

(Miller)

2310 FUNSTON AVENUE, east side north of Taraval Street (at the dead end adjoining Herbert Hoover Junior High School), Lot 34 in Assessor's Block 2341 - Consideration of revocation of Conditional Use authorization granted January 9, 1986 by Motion No. 10544M for the operation of the Yeo Lai Sah Zen Temple in an RH-1(D) (House, One-Family, Detached Dwellings) district due to non-compliance with conditions of said authorization.

(Withdrawn)

WITHDRAWN. NO ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

11a. 87.564C

(Badiner)

941-949 MISSION STREET, south side of Mission Street between 5th and 6th Streets, Lots 89, 90 and 91 in Assessor's Block 3725 - Consideration of final language to APPROVE the authorization of Conditional Use under City Planning Code Section 223(1) to permit an expansion of an existing parking lot in a C-3-S (Downtown Support) District and 160-F and 90-X Height and Bulk Districts. The project involves the demolition of two vacant buildings.

(Public Hearing Closed and Continued from Regular Meeting of February 25, 1988)

1:58 - 2:05 P.M.

I.A.349 - 441

Speaker: Russell Levikow - project architect.

APPROVED WITH AMENDED CONDITIONS, MOTION #11290

VOTE: 5-0

ABSENT: COMMISSIONER COFFEY

F. REGULAR CALENDAR

12. 87.447SS

(Skiffer)

2901 - 19TH AVENUE, southwest corner at Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Planning Code and the Master Plan a proposed three-lot subdivision in an RH-1(D) (House, One-Family, Detached Dwellings) district. THIS IS A JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.

(Continued from Regular Meeting of February 25, 1988)

Item #87.447SS (Cont)

2:05 - 2:20 P.M.

I.A.442 - 640

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Mr. Menari (con).

DISAPPROVED/FOUND INCONSISTENT WITH PLANNING CODE AND MASTER PLAN,
MOTION #11291

VOTE: 4-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER COFFEY

13. 87.710C

(Casey)

4100 GEARY BOULEVARD, north side between 5th and 6th Avenues, Lot 16 in Assessor's Block 1437 - Request for authorization of Conditional Use to allow conversion of residential space to commercial use on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.

(Continued from Regular Meeting of February 18, 1988)

2:20 - 2:28 P.M.

I.A.643 - 746

Speaker: David Cincotta - project sponsor's representative.

APPROVED WITH CONDITIONS, MOTION #11292

VOTE: 5-0

ABSENT: COMMISSIONER COFFEY

14. 87.745D

(Nixon)

2191 - 31ST AVENUE, west side between Rivera and Quintara Streets, Lot 23 in Assessor's Block 2186 - Consideration of request for Discretionary Review of Building Permit Application No. 8708800 for a one-story addition to a one-story-over-garage single family structure in an RH-1 (House, One-Family) district.

2:28 - 3:00 P.M.

I.A.756 - I.B.348

Speakers: 1. Kenneth Murray (con). 2. Alice Barkley - project sponsor's representative. 3. Minna Allegro (con). 4. Robert Milne - SPEAK (con). 5. Mary Fleming (con). 6. Arthur Fannish (con). 7. Joseph Allegro (con). 8. James Chin - project sponsor.

CONTINUED TO MARCH 31, 1988

VOTE: 5-0

ABSENT: COMMISSIONER COFFEY

15. 87.745D

(Nixon)

2191 - 31ST AVENUE, west side between Rivera and Quintara Streets, Lot 23 in Assessor's Block 2186 - Discretionary Review of Building Permit Application No. 8708800, as described above.

CONTINUED TO MARCH 31, 1988

VOTE: 5-0

ABSENT: COMMISSIONER COFFEY

16. 87.584D

(Berkowitz)

3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a

Item #87.584D (Cont)

SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of February 4, 1988)

CONTINUED TO MARCH 17, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

17. 87.584D

(Berkowitz)

3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of February 4, 1988)

CONTINUED TO MARCH 17, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 5-0

18. 87.607D

(Berkowitz)

850 PERALTA AVENUE, northwest corner of Mojave Street, Lot 10 in Assessor's Block 5690 - Consideration of request for Discretionary Review of Building Permit Application No. 8708961 for the construction of a single family house in an RH-1 (House, One-Family) district.

BUILDING PERMIT APPLICATION WITHDRAWN. NO ACTION REQUIRED.

19. 87.607D

(Berkowitz)

850 PERALTA AVENUE, northwest corner of Mojave Street, Lot 10 in Assessor's Block 5690 - Discretionary Review of Building Permit Application No. 8708961, as described above.

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO ACTION REQUIRED.

20. 87.691D

(Berkowitz)

329 COLLINGWOOD STREET, east side between 20th and 21st Streets, Lot 25 in Assessor's Block 2752 - Consideration of request for Discretionary Review of Building Permit Application No. 8714291 for the raising of a structure and remodeling kitchens and baths in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 25, 1988)

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO ACTION REQUIRED.

21. 87.691D

(Berkowitz)

329 COLLINGWOOD STREET, east side between 20th and 21st Streets, Lot 25 in Assessor's Block 2752 - Discretionary Review of Building Permit Application No. 8714291, as described above.
(Continued from Regular Meeting of February 25, 1988)

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO ACTION REQUIRED.

Adjourned: 3:00 P.M.

SP
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#21
3/10/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 10, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 22 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Bierman, Hemphill, Karasick, Leonard, Nakashima and Rosenblatt.

NOTE: Steven Leonard was present, substituting for Douglas Wright, Alternate to Dean Coffey, Acting General Manager of the Public Utilities Commission.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT NAKASHIMA AT 1:40 P.M.

Staff in attendance: Robert Passmore - Zoning Administrator, Larry Badiner, Paul Maltzer, Vincent Marsh, Larry McDonald, Gerald Green and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

1. 88.043C (Miller)
507 CAPP STREET, east side between 20th and 21st Streets, Lot 46 in Assessor's Block 3610 - Request for authorization of Conditional Use to EXPAND AN EXISTING RESIDENTIAL CARE FACILITY for elderly residents from six to nine residents in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of March 3, 1988)
(Proposed for continuation to March 17, 1988)

CONTINUED TO MARCH 17, 1988
ABSENT: COMMISSIONER ROSENBLATT

VOTE: 5-0

MARCH 10, 1988

2. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for authorization of Conditional Use for addition to and expansion of a RELIGIOUS FACILITY (Magain David Sephardim Congregation) in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of March 3, 1988)
(Proposed for continuation to March 17, 1988)

CONTINUED TO MARCH 17, 1988

VOTE: 5-0

ABSENT: COMMISSIONER ROSENBLATT

3. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for VARIANCE OF REAR YARD REQUIREMENTS in order to permit the expansion of an existing RELIGIOUS FACILITY approximately 17.5 feet into the otherwise-required rear yard (on a 50-foot-wide lot). This projection would be approximately 32 feet in width with side setbacks of approximately eight and ten feet on the south and north sides respectively.
(Continued from Regular Meeting of March 3, 1988)
(Proposed for continuation to March 17, 1988)

CONTINUED TO MARCH 17, 1988

VOTE: 5-0

ABSENT: COMMISSIONER ROSENBLATT

E. CONSENT CALENDAR

4. 88.088A (Badiner)
405 MONTGOMERY STREET, northwest corner of Montgomery and California Streets, Lot 3 in Assessor's Block 240 - REQUEST FOR A PERMIT TO ALTER A CATEGORY I PRESERVATION BUILDING. The project involves the removal of 1950's alterations to the lower facades on both California and Montgomery Streets and the replacement with a classically-inspired base. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The case file and the Director's recommendation are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #11293

VOTE: 5-0

ABSENT: COMMISSIONER ROSENBLATT

F. REGULAR CALENDAR

5. 85.484E (Maltzer)
SOUTHWEST SEWAGE TREATMENT FACILITIES, east of the Great Highway and south of the San Francisco Zoo, a portion of Assessor's Block 7281 - Certification of Final Environmental Impact Report for the proposed construction of partially above ground and partially underground sewage treatment facility.

Item #85.484E (Cont)

1:49 - 1:52 P.M.

I.A.174 - 251

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

APPROVED CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT,
MOTION #11294

VOTE: 5-0

ABSENT: COMMISSIONER ROSENBLATT

6. 85.484R

(Marsh)

SOUTHWEST SEWAGE TREATMENT FACILITIES, east of the Great Highway and south of the San Francisco Zoo, a portion of Assessor's Block 7281 - Review for consistency with the Master Plan of a proposal to construct a partially above ground and partially underground sewage treatment facility within a P/OS/C-Z (Public Use/Open Space/Coastal Zone) district.

1:53 - 1:58 P.M.

I.A.252 - 333

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Deborah Learner - San Francisco Recreation and Park Department (pro). 2. Margaret Berks - San Francisco Zoological Society (pro).

PASSED MOTION FINDING PROJECT CONSISTENT WITH
THE MASTER PLAN

VOTE: 5-0

ABSENT: COMMISSIONER ROSENBLATT

7. 87.575D

(McDonald)

201 RACCOON DRIVE, north side east of Twin Peaks Boulevard, Lot 44 in Assessor's Block 2719B - Discretionary Review of Building Permit Application No. 8711134 for the construction of a single family dwelling.

(Continued from Regular Meeting of February 25, 1988)

2:00 - 2:30 P.M.

I.A.389 - 774

Speakers: 1. Jack Klein (pro). 2. Jerry Klein - project sponsor's representative. 3. Ramona - Twin Peaks Council (con). 4. Dr. Donald Bond (con). 4. Viola Falchetti (pro). 5. Margaret Verges - Presidio Avenue Association of Concerned Neighbors (con).

THE COMMISSION PASSED A MOTION TO ALLOW COMMISSIONER LEONARD TO
ABSTAIN BY A UNANIMOUS VOTE.

APPROVED WITH CONDITIONS, MOTION #11295

VOTE: 5-0

ABSTAINED: COMMISSIONER LEONARD

8. 88.019D

(Bosque)

375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Discretionary Review of Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing

Item #88.019D (Cont)

and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of February 25, 1988)

CONTINUED TO APRIL 14, 1988

VOTE: 5-0

ABSENT: COMMISSIONER ROSENBLATT

9. 87.841C

(Green)

2430 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a four (4) story mixed use building with 490 square feet of ground floor commercial area, three (3) off-street parking spaces (at ground floor), approximately 1,173 square feet of commercial area on the second floor, and three (3) dwelling units on two floors above, on a lot approximately 2,500 square feet in size.

2:30 - 2:55 P.M.

I.A.776 - I.B.276

Speaker: Zalaman Baron - project sponsor.

CONTINUED TO MARCH 31, 1988

VOTE: 6-0

Adjourned: 2:55 P.M.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 17, 1988
ROOM 282, CITY HALL
1:30 P.M.

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Bierman, Hemphill, Karasick, Leonard, Nakashima and Rosenblatt.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:40 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, Thomas Casey, Jim Miller, Mike Berkowitz and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED

1. 88.052C (Green)
4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size. (Proposed for continuation to March 24, 1988)

CONTINUED TO MARCH 24, 1988

VOTE: 6-0

2. 87.430C (Nishimura)
1465 AND 1469 VAN DYKE AVENUE, between Keith and Jennings Streets, Lot 13 in Assessor's Block 4829 - Request for authorization of Conditional Use to extend the termination date for an additional five

Item #87.430C (Cont)

(5) years of a nonconforming drayage use in an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of December 10, 1987)

(Proposed for continuation to March 31, 1988)

CONTINUED TO MARCH 31, 1988

VOTE: 6-0

3. 87.477EZ

(Casey)

606-618 SANCHEZ STREET, southwest corner of 19th and Sanchez Streets, Lots 1, 1A, 1B, 4, 73, 74, 74A, 82, 83, and 84 in Assessor's Block 3601 - Request to RECLASSIFY property from RH-2 (House, Two-Family) zoning to RH-3 (House, Three-Family) zoning.
(Proposed for continuation to April 21, 1988)

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

E. REGULAR CALENDAR

4. 88.054E

(Deutsch)

RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeal of Preliminary Negative Declaration on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts generally located east of Arguello Boulevard, Stanyan Street, and the Mount Sutro and Forest Hills/West Portal districts to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.

(Continued from Regular Meeting of March 3, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 6-0

5. 88.051C

(Green)

2001 UNION STREET, south side between Buchanan and Webster Streets within the Union Street Plaza Building, Lot 24 in Assessor's Block 541 - Request for authorization of Conditional Use to establish live entertainment, defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code, within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment to the existing two (2) story (approximately) 4,100 square feet restaurant and bar. The subject establishment is currently licensed as a Dance Hall.

1:45 - 2:10 P.M.

I.A.105 - 564

Speakers: 1. Michael Bordonaro - project sponsor. 2. Mary Campodonico (con). 3. Angela Gilbert Weber (con). 4. Alan Todd (con). 5. Gloria Casaretto - Golden Gate Valley Neighborhood Association (con).

Item #88.051C (Cont)

A MOTION TO APPROVE FAILED BY A TIE VOTE.

DISAPPROVED, MOTION #11296

VOTE: 3-3

VOTING NO: COMMISSIONERS HEMPHILL, KARASICK AND ROSENBLATT

6. 87.837C (Casey)
300 ANZA STREET, northwest corner of Collins and Anza Streets, Lot 31 in Assessor's Block 1040 - Request for authorization of Conditional Use for expansion of a senior center by adding a second floor addition of one room 262.5 square feet at north end of the center in an RH-3 (House, Three-Family) district.

2:10 - 2:12 P.M.

I.A.565 - 584

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11297

VOTE: 6-0

7. 88.043C (Miller)
507 CAPP STREET, east side between 20th and 21st Streets, Lot 46 in Assessor's Block 3610 - Request for authorization of Conditional Use to EXPAND AN EXISTING RESIDENTIAL CARE FACILITY for elderly residents from six to nine residents in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of March 10, 1988)

2:13 - 2:15 P.M.

I.A.585 - 611

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11298

VOTE: 6-0

8. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for authorization of Conditional Use for addition to and expansion of a RELIGIOUS FACILITY (Magain David Sephardim Congregation) in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of March 10, 1988)

2:15 - 2:48 P.M.

I.A.612 - I.B.173

Items 8 and 9 were heard together.

Speakers: 1. Moshe Dinar - project sponsor's representative. 2. Joyce Inouye (con). 3. George Inouye (con). 4. Rose Pena (con).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
MARCH 24, 1988

VOTE: 6-0

9. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Request for VARIANCE OF REAR YARD REQUIREMENTS in order to permit the expansion of an existing RELIGIOUS FACILITY approximately 17.5 feet into the otherwise-required rear yard (on a 50-foot-wide lot). This projection would be approximately 32 feet in width with side setbacks of approximately eight and ten feet on the south and north sides respectively.
(Continued from Regular Meeting of March 10, 1988)

Item #88.016CV (Cont)

2:15 - 2:48 P.M.

I.A.612 - I.B.173

Items 8 and 9 were heard together. See Item 8 for speakers.
PUBLIC HEARING CLOSED.

10. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 3, 1988)

2:48 - 2:55 P.M.

I.B.182 - 276

Speakers: 1. Jack Wholey - project sponsor's representative. 2. Sue Hestor - Discretionary Review requestor's representative.
CONTINUED TO MARCH 31, 1988

VOTE: 6-0

11. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of March 3, 1988)

CONTINUED TO MARCH 31, 1988

VOTE: 6-0

12. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot-24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 3, 1988)

2:55 - 3:40 P.M.

I.B.285 - 885

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Gary Gee - project architect. 3. Sue Hestor - opposing neighbors' representative (con). 4. Christopher Saber (con). 5. Jim Firth - Potrero League of Active Neighbors (con). 6. Joe O'Donoghue (pro). 7. Rebecca Ford (pro).
CONTINUED TO MARCH 24, 1988

VOTE: 6-0

THE COMMISSION TOOK A RECESS FROM 3:40 TO 3:55 P.M.

13. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 3, 1988)

CONTINUED TO MARCH 31, 1988

VOTE: 6-0

14. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets,
Lot 24 in Assessor's Block 3600 - Discretionary Review of Building
Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of March 3, 1988)

CONTINUED TO MARCH 31, 1988

VOTE: 6-0

3:00 P.M.

15. 87.622D (Berkowitz)
235 COLLINS STREET, west side between Geary Boulevard and Anza
Street, Lot 2 in Assessor's Block 1090 - Consideration of request for
Discretionary Review of Building Permit Application No. 8712955 for
the DEMOLITION OF A TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House,
Three-Family) district.

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO COMMISSION ACTION
REQUIRED.

16. 87.622D (Berkowitz)
235 COLLINS STREET, west side between Geary Boulevard and Anza
Street, Lot 2 in Assessor's Block 1090 - Discretionary Review of
Building Permit Application No. 8712955, as described above.

See Item 15.

17. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and
Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 -
Consideration of request for Discretionary Review of Building Permit
Application Nos. 8717034, 8717879, 8717880 and 8717881 for the
EXCAVATION AND GRADING OF LOTS for single family homes in an RH-1
(House, One-Family) district.

3:55 - 4:05 P.M.

I.B.894 - II.A.202

Speakers: 1. Greg Tong (con). 2. John Kovolak (con). 3. Michael Lo
(con).

CONTINUED TO MARCH 31, 1988

VOTE: 6-0

18. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and
Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 -
Discretionary Review of Building Permit Application Nos. 8717034,
8717879, 8717880 and 8717881, as described above.

CONTINUED TO MARCH 31, 1988

VOTE: 6-0

19. 87.832D (Berkowitz)
1405 MONTGOMERY STREET, west side between Greenwich and Filbert
Streets, Lot 4 in Assessor's Block 86 - Consideration of request for
Discretionary Review of Building Permit Application No. 8713705 for

Item #87.832D (Cont)

remodeling of an existing structure and the ADDITION OF A STORY OF OCCUPANCY in an RH-3 (House, Three-Family) district.

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO COMMISSION ACTION REQUIRED.

20. 87.832D

(Berkowitz)

1405 MONTGOMERY STREET, west side between Greenwich and Filbert Streets, Lot 4 in Assessor's Block 86 - Discretionary Review of Building Permit Application No. 8713705, as described above.

See Item 19.

Adjourned: 4:05 P.M.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 24, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

APR 5 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:48 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Jim Miller, Stephen Shotland, Paul Lord, Gerald Green, David Hood, Scott Dowdee, Jim Nixon, Patricia Mendoza, Randall Dean, Vincent March, Susana Montana and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1.

(Badiner)

OFFICE DEVELOPMENT LIMITATION PROGRAM - Informational presentation of rules and regulations of the City Planning Commission for evaluating office development projects in the next approval period.

NO PRESENTATION GIVEN. PUBLIC HEARING SCHEDULED FOR APRIL 14, 1988.
NO COMMISSION ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

2. 85.533ZT

(Bateson)

MID-MARKET AREA, generally bounded on the west by Ninth Street, on the east by Fifth Street, on the north by Market Street, and on the south by Mission and Natoma Streets - Consideration of permanent controls including amendments to the Zoning Map and City Planning Code text to reclassify the Height and Bulk Districts for portions of Assessor's Blocks 3701, 3702, 3703, 3704 and 3725 located therein

Item #85.533ZT (Cont)

from 90-X, 120-X, 120-F, 150-S, 160-F, 180-S and 240-S to 65-X - 105-E, 90-X, 90-X - 120-F and 90-X - 150-F; and amending the text of the City Planning Code by adding Sections 263.11 and 296 to provide for exceptions to the base height limits in the Mid-Market area and for height restrictions on structures shading United Nations Plaza.

(Public Hearing Closed and Continued from Regular Meeting of February 25, 1988)

(Proposed for continuation to April 7, 1988)

CONTINUED INDEFINITELY

VOTE: 6-0

3. 87.538EACV

(J. Malone)

BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.

(Proposed for continuation to April 7, 1988)

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

4. 87.538EACV

(Marsh)

BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Request for authorization of Conditional Use to permit A BED AND BREAKFAST INN of ten (10) units in three (3) existing renovated buildings and one new building with four (4) on-site parking spaces. Lot 3 is located within an RH-3 (House, Three-Family) district and Lot 3H is located within an NC-3 (Moderate-Scale Neighborhood Commercial) district.

(Proposed for continuation to April 7, 1988)

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

5. 87.538EACV

(Marsh)

30 BLACKSTONE COURT within Blackstone Court Historic District, south side between Franklin and Gough Streets and the mid-block area west of Blackstone Court, Lot 3 in Assessor's Block 504 - Request for A REAR YARD VARIANCE to construct a rear deck addition to the Abraham House consisting of a deck, a semi-enclosed porch and a staircase at the second level of the existing two-story building located within an RH-3 (House, Three-Family) district. The proposed deck would extend to within 36 feet of the rear property line, when the Planning Code requires an open and unobstructed rear yard equal to 50 feet measured from the rear property line.

(Proposed for continuation to April 7, 1988)

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

6. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86, and 87 in Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Proposed for continuation to April 21, 1988)

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 88.016CV (Miller)
351 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 9 in Assessor's Block 1436 - Consideration of final language to APPROVE the authorization of Conditional Use for addition to and expansion of a RELIGIOUS FACILITY (Magain David Sephardim Congregation) in an RM-1 (Mixed Residential, Low Density) district.
(Public Hearing Closed and Continued from Regular Meeting of March 17, 1988)

THE COMMISSION UNANIMOUSLY PASSED A MOTION TO ALLOW COMMISSIONER WRIGHT TO ABSTAIN.

APPROVED WITH CONDITIONS, MOTION #11299

VOTE: 5-0

ABSTAINED: COMMISSIONER WRIGHT

F. REGULAR CALENDAR

8. 88.112EM (Shotland)
Consideration of proposed amendments to the Recreation and Open Space Element of the Master Plan. The proposed amendments would: 1) amend the Element by adding an introduction; and 2) amend the text in City-wide Policy 1 to correctly reflect the open space standard for urban areas developed by the National Park and Recreation Association.

1:55 - 2:00 P.M.

I.A.168 - 275

No public testimony received.

APPROVED, RESOLUTION #11300

VOTE: 6-0

9. 82.392EZTM (Lord)
VAN NESS AVENUE PLAN - Consideration of amendments to the Master Plan, establishing the Van Ness Avenue Plan and amending the Commerce and Industry Element, Residence Element and Urban Design Element. Additions are proposed to the Land Use Index of the Master Plan.
(Continued from Regular Meeting of February 25, 1988)

Item #82.392EZTM (Cont)

2:00 - 2:10 P.M.

I.A.276 - 448

Items 9-11 were heard together.

Speakers: 1. Norman Rolfe (pro). 2. Dorothy Dana - Nob Hill
Neighbors (pro). 3. Ira Curlander (pro).

APPROVED VAN NESS AVENUE PLAN, RESOLUTION #11301

VOTE: 6-0

APPROVED OTHER MASTER PLAN AMENDMENTS, RESOLUTION #11302

VOTE: 6-0

10. 82.392EZTM

(Lord)

VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets, including Assessor's Blocks 475, 694, 695 and 762, and portions of Assessor's Blocks 474, 478, 479, 498, 499, 502, 503, 522, 523, 526, 527, 546, 547, 550, 551, 570, 571, 574, 575, 594, 595, 598, 599, 618, 619, 622, 623, 642, 643, 646, 647, 666, 667, 670, 671, 690, 691, 714, 715, 718, 719, 738, 739, 742, 743, 763, 766 and 767 - Consideration of PERMANENT ZONING CONTROLS including: 1) amendments to the Zoning Map to reclassify use districts therein from C-2 (Community Business) to RC-4 (Residential-Commercial, High Density) or RC-3 (Residential-Commercial, Moderate Density), and reclassify Height and Bulk Districts from 130-E and 105-D to 130-V or 80-D; 2) amendments to the City Planning Code to establish the Van Ness Avenue Special Use District; and 3) amendments to the text of the City Planning Code to impose restrictions on the use of property, demolition of residential buildings, alteration or demolition of certain architecturally significant buildings and the use of signs, and to authorize the imposition of a building setback for specified property.

(Continued from Regular Meeting of February 25, 1988)

2:00 - 2:10 P.M.

I.A.276 - 448

Items 9-11 were heard together. See Item 9 for speakers.

APPROVED PERMANENT ZONING AS AMENDED, RESOLUTION #11303

VOTE: 6-0

11. 87.586TZE

(Lord)

VAN NESS AVENUE, Area generally bounded by Van Ness Avenue, McAllister and Bay Streets - Consideration of AMENDMENTS TO PERMANENT ZONING CONTROLS for the Van Ness Avenue area. The proposed amendments include: 1) amendments to the Zoning Map to reclassify property located in portions of Assessor's Blocks 523, 550, 667, 691, 719, 738, 742 and 743 from C-2 (Community Business) to RC-4 (Residential-Commercial Combined, High Density) or RC-3 (Residential-Commercial Combined, Medium Density) and Van Ness Special Use District; and 2) amendments to the text of the City Planning Code to amend the off-street parking requirements for residential projects in the Van Ness Special Use District, and to amend the Van Ness Special Use District controls to include specific language on floor area ratio controls, limitations on non-residential uses parking and reduction of ground level wind currents.

(Continued from Regular Meeting of February 25, 1988)

2:00 - 2:10 P.M.

I.A.276 - 448

Items 9-11 were heard together. See Item 9 for speakers.

See Item 10 for action.

12. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 17, 1988)

CONTINUED TO MARCH 31, 1988

VOTE: 6-0

13. 87.758Q (Hood)
1920 JEFFERSON STREET, north side between Broderick and Divisadero Streets, Lot 7 in Assessor's Block 911 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RM-3 (Mixed Residential, Medium Density) district.
(Joint hearing with the Department of Public Works.)

2:50 - 2:52 P.M.

I.A.642 - 665

Joseph Pelayo of the Department of Public Works was present.

No public testimony received.

APPROVED FINDING OF CONSISTENCY WITH THE MASTER PLAN,
MOTION #11307

VOTE: 6-0

14. 88.008Q (Hood)
3191-3193 WASHINGTON STREET AND 2050 LYON STREET, southeast corner of Washington and Lyon Streets, Lot 25 in Assessor's Block 999 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision requesting exception from the moderate-income housing provision of the Subdivision Code in an RH-3 (House, Three-Family) district.
(Joint hearing with the Department of Public Works.)

2:53 - 3:14 P.M.

I.A.668 - I.B.014

Joseph Pelayo of the Department of Public Works was present.

No public testimony received.

A MOTION TO APPROVE WITH REQUIREMENT THAT OWNERS PAY AN IN-LIEU FEE FOR THE MODERATE INCOME UNIT DIED DUE TO LACK OF A SECOND.

APPROVED FINDING OF CONSISTENCY WITH THE MASTER PLAN FOR SUBDIVISION AND EXCEPTION, MOTION #11308

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

15. 88.052C (Green)
4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) District. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size.
(Continued from Regular Meeting of March 17, 1988)

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

16. 88.42C (Green)
999 OCEAN AVENUE, corner of Harold Avenue, Lot 1 in Assessor's Block 6946 - Request for authorization of Conditional Use to allow the CONVERSION OF AN EXISTING AUTO SERVICE STATION (Section 790.17) to an Auto Gas Station as defined by Section 790.14 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to discontinue the provision of repair services, eliminate the existing service bay, add a new sales kiosk, and continue with the sale of gasoline only on a lot approximately 5,575 square feet in size.

2:15 - 2:20 P.M.

I.A.470 - 569

Speaker: Brian Murphell - project sponsor's representative.

APPROVED WITH AMENDED CONDITIONS (ALLOWING HOURS OF OPERATION UNTIL 2:00 A.M.), MOTION #11304 VOTE: 6-0

17. 88.59C (Green)
1609 POWELL STREET, west side between Green and Union Streets, Lot 8 in Assessor's Block 118 - Request for authorization of Conditional Use to allow the existing Alcoholic Beverage Control License to be upgraded for an existing restaurant within the North Beach Neighborhood Commercial District. The proposal is to convert the existing on-sale beer and wine license to an on-sale general license for the existing Italian restaurant in approximately 1,550 square feet of floor area. The proposal involves no physical alteration.

2:20 - 2:23 P.M.

I.A.570 - 591

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11305

VOTE: 6-0

18. 88.95C (Green)
564 CASTRO STREET, west side between 18th and 19th Streets, Lot 10 in Assessor's Block 2695 - Request for authorization of Conditional Use to allow the transfer of the operation of a previously-approved small self-service establishment to another party within the Castro Street Neighborhood Commercial District. The proposal is to convert the existing establishment to a self-service bakery without seating operated by a new party (Susanne's Muffins) in approximately 967 square feet of floor area.

2:23 - 2:25 P.M.

I.A.604 - 620

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11306

VOTE: 6-0

THE COMMISSION TOOK A RECESS FROM 2:25 TO 2:50 P.M.

19. 88.048D (Green)
1333 CASTRO STREET, northeast corner of Jersey Street, Lot 13A in Assessor's Block 6507 - Consideration of request for Discretionary Review of Building Permit Application No. 8716879 for the proposed alterations to the existing one-story building resulting in the establishment of a Walgreens retail drug store.

Item #88.048D (Cont)

3:15 - 3:48 P.M.

I.B.015 - 595

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Fred Methner - East and West of Castro Street Improvement Club (pro). 3. Frank Crotti (pro). 4. Joyce Gonzalez (pro). 5. Stefan Vergnes (pro). 6. Ben Gonzalez (pro). 7. Bill Kuhns (con). 8. Karen Rodriguez - Friends of Noe Valley (con). 9. John Stalp (con). 10. Grace Lee (con). 11. Georgia Brittan (con). 12. Claire Pilcher (con).

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

20. 88.048D

(Green)

1333 CASTRO STREET, northeast corner of Jersey Street, Lot 13A in Assessor's Block 6507 - Discretionary Review of Building Permit Application No. 8716879, as described above.

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

3:30 P.M.

21. 88.012EZ

(Dowdee)

AREA GENERALLY BOUNDED BY SUTTER, PIERCE, POST AND DIVISADERO STREETS, near Mount Zion Medical Center, Lot 27 in Assessor's Block 1077 and Lots 15, 18, 19, 22-25 and 40 in Assessor's Block 681 - Consideration of proposed amendment to the Zoning Map to reclassify the Height and Bulk District from a 50-X district to a 65-A district. The proposed changes to the Zoning Map would raise the height limit in the area from 50 feet to 65 feet and change the bulk limit from X to A. The current use districts in the subject area are NC-3 (Moderate-Scale Neighborhood Commercial) and RH-3 (House, Three-Family) and are not proposed for change.

3:50 - 3:58 P.M.

I.B.598 - 713

Speaker: Tom Larson - Mount Zion Medical Center.

APPROVED, RESOLUTION #11309

VOTE: 6-0

22. 87.678D

(Nixon)

258 - 18TH AVENUE, east side between California and Clement Streets, Lot 30 in Assessor's Block 1416 - Consideration of request for Discretionary Review of Building Permit Application No. 8707464 proposing addition of one-story parking and one unit to the existing two-story single family structure in an RH-2 (House, Two-Family) district.

3:58 - 4:00 P.M.

I.B.714 - 748

PASSED A MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

23. 87.678D (Nixon)
258 - 18TH AVENUE, east side between California and Clement Streets,
Lot 30 in Assessor's Block 1416 - Discretionary Review of Building
Permit Application No. 8707464, as described above.
4:00 - 4:40 P.M. I.B.749 - II.A.472
Speakers: 1. Bill Lim - project sponsor's representative. 2. Denise
Kwong - project architect. 3. James Holmes - representative of
Discretionary Review requestor. 4. Chuck Lantz (con).
CONTINUED TO APRIL 7, 1988 VOTE: 6-0
24. 87.610D (Nixon)
566 - 36TH AVENUE, east side between Geary Boulevard and Anza Street,
Lot 30 in Assessor's Block 1509 - Consideration of request for
Discretionary Review of Demolition Permit Application No. 8712172 and
Building Permit Application No. 8712173 proposing demolition of a
single family structure and construction of a two family structure in
an RH-2 (House, Two-Family) district.
4:40 - 4:47 P.M. II.A.476 - 565
Items 24 and 25 were heard together.
Speaker: Bill Lim - project sponsor's representative.
PASSED A MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 6-0
25. 87.610D (Nixon)
566 - 36TH AVENUE, east side between Geary Boulevard and Anza Street,
Lot 30 in Assessor's Block 1509 - Discretionary Review of Demolition
Permit Application No. 8712172 and Building Permit Application No.
8712173, as described above.
4:40 - 4:47 P.M. II.A.476 - 565
Items 24 and 25 were heard together. See Item 24 for speaker.
APPROVED WITH CONDITIONS, MOTION #11310 VOTE: 6-0
26. 87.685C (Mendoza)
2372-2374 LOMBARD STREET, north side between Scott and Pierce
Streets, Lot 19 in Assessor's Block 489 - Request for authorization
of Conditional Use to permit A BED AND BREAKFAST INN in a two family
dwelling in an NC-3 (Moderate-Scale Neighborhood Commercial)
district. The project is to legalize the conversion of two dwelling
units to two tourist hotel guest rooms.
4:47 - 5:05 P.M. II.A.566 - 801
Speaker: Harry O'Brien - project sponsor's representative.
PASSED A MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
MARCH 31, 1988 VOTE: 5-1
VOTING NO: COMMISSIONER BIERMAN
27. 87.748EZ (Dean)
2724-2754 OCTAVIA STREET, east side between Union and Green Streets,
and 1746-1796 GREEN STREET, north side between Octavia and Gough
Streets, Lots 4, 5, 6, 7, 8, 8A, 8B, and 9 in Assessor's Block 544 -
Appeal of Preliminary Negative Declaration for the proposal to

Item #87.748EZ (Cont)

reclassify eight lots from RH-2 (House, Two-Family) district to RM-2 (Mixed Residential, Moderate Density) district or RH-3 (House, Three-Family) district or other appropriate district and to construct a 3-story-over-existing-garage 12-unit building with a 25-stall Community Garage at 1776 Green Street.

(Continued from Regular Meeting of February 25, 1988)

5:05 - 6:20 P.M.

II.A.803 - II.B.879

Items 27 and 28 were heard together.

Speakers: 1. David Cincotta - representative of appellant of Negative Declaration. 2. Mary Cozad (con). 3. David Sternberg - project architect. 4. Jack Scott (pro). 5. Joy Zimmerman (con). 6. Margo Goldman (con). 7. John Hodges (con). 8. Marge Coleman (con). 9. Jean Horihata (con). 10. Debbie Starkman (con). 11. Diana McAllister (con). 12. Ralph Kaufman (con). 13. Anne Bloomfield - Pacific Heights Residents Association (con). 14. Steve Newsett (con).

NO COMMISSION ACTION ON NEGATIVE DECLARATION NECESSARY DUE TO ACTION ON THE RECLASSIFICATION.

28. 87.748EZ

(Marsh)

2724-2754 OCTAVIA STREET, east side between Union and Green Streets, and 1746-1796 GREEN STREET, north side between Octavia and Gough Streets, Lots 4, 5, 6, 7, 8, 8A, 8B, and 9 in Assessor's Block 544 - Request to reclassify eight lots from RH-2 (House, Two-Family) district to RM-2 (Mixed Residential, Moderate Density) district or RH-3 (House, Three-Family) district or other appropriate district with a present Height and Bulk Designation of 40-X to remain unchanged. The proposal would permit a 3-story-over-existing-garage 12-unit building with a 25-stall Community Garage at 1776 Green Street.

5:05 - 6:20 P.M.

II.A.803 - II.B.879

Items 27 and 28 were heard together. See Item 27 for speakers.

DISAPPROVED, RESOLUTION #11311

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

THE COMMISSION TOOK A RECESS FROM 6:20 TO 6:30 P.M.

5:30 P.M.

29. 88.041ET

(Montana)

CITY-WIDE LIVE/WORK ZONING LEGISLATION - Consideration of proposed City Planning Code text amendments to create new categories of uses called live/work units and commercial and cultural arts activities, to create certain parking and open space standards for these uses, and to permit commercial and cultural arts activities and live/work units limited to commercial and cultural arts activities as a principal use in commercial and industrial (RC, C-1, C-2, C-3, C-M, M-1, and M-2) districts and to permit live/work units limited to commercial and cultural arts activities as a conditional use in existing, non-residential structures in residential (RH and RM) districts.

Item #88.041ET (Cont)

6:30 - 7:30 P.M.

III.A.011 - 859

Speakers: 1. Margie O'Driscoll - Art House (pro). 2. Richard Mayer (pro). 3. Joshua Simon - Project Artaud (pro). 4. Isabel Ugat - South of Market Alliance (pro). 5. Philip Aro. 6. Michael Berline. 7. Alan Regine. 8. Laszlo Puskas. 9. Jeremy Stone (pro).

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

Adjourned: 7:30 P.M.

CPC 250

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#21
3/31/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 31, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

APR 20 1988

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT NAKASHIMA AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Irene Nishimura, Gerald Green, Andrea MacKenzie, Vincent Marsh, Mike Berkowitz, Jim Nixon, Mary Gallagher and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED OR WITHDRAWN

- 1. 88.79C (Green)
430 JUDAH STREET, northeast corner of 10th Avenue, Lot 21 in Assessor's Block 1764 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing a second story dwelling unit and an abandoned auto service station within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing buildings with a new two (2) story mixed use building containing ground floor commercial space, second story office space, and two (2) second story dwelling units with off-street parking provided at grade level, on a lot approximately 4,700 square feet in size.
(Proposed for continuation to April 14, 1988)

CONTINUED TO APRIL 14, 1988

VOTE: 6-0

2. 87.841C (Green)
2430 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a four (4) story mixed use building with 490 square feet of ground floor commercial area, three (3) off-street parking spaces (at ground floor), approximately 1,173 square feet of commercial area on the second floor, and three (3) dwelling units on two floors above, on a lot approximately 2,500 square feet in size.
(Continued from Regular Meeting of March 10, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 6-0

3. 87.430C (Nishimura)
1465 AND 1469 VAN DYKE AVENUE, between Keith and Jennings Streets, Lot 13 in Assessor's Block 4829 - Request for authorization of Conditional Use to extend the termination date for an additional five (5) years of a nonconforming drayage use in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 17, 1988)
NOTE: This application has been withdrawn.

WITHDRAWN. NO COMMISSION ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 87.685C (Mendoza)
2372-2374 LOMBARD STREET, north side between Scott and Pierce Streets, Lot 19 in Assessor's Block 489 - Consideration of final language to APPROVE the authorization of Conditional Use to permit A BED AND BREAKFAST INN in a two family dwelling in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The project is to legalize the conversion of two dwelling units to two tourist hotel guest rooms.
(Public Hearing Closed and Continued from Regular Meeting of March 24, 1988)

APPROVED WITH CONDITIONS, MOTION NO. 11312
VOTING NO: COMMISSIONER BIERMAN

VOTE: 5-1

F. REGULAR CALENDAR

5. 88.072C (Nishimura)
1970 McALLISTER STREET, north side between Central Avenue and Lyon Street, Lot 14 in Assessor's Block 1159 - Request for authorization of Conditional Use to extend the termination date for an additional five (5) years of an existing nonconforming automobile repair garage use within an approximate total gross floor area of 17,490 square feet in an RM-1 (Mixed Residential, Low Density) district.

Item #88.072C (Cont)

1:55 - 2:10 P.M.

I.A.192 - 442

Speaker: Terrence Redmond - project sponsor's representative.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE

ON APRIL 7, 1988

VOTE: 6-0

6. 88.096C

(Nishimura)

3164 SACRAMENTO STREET, north side between Lyon and Baker Streets, Lot 13 in Assessor's Block 1006 - Request for authorization of Conditional Use to extend the termination date for an additional ten (10) years of a nonconforming steam laundry plant use within an approximate total floor area of 2,300 square feet in an RH-2 (House, Two-Family) district.

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

7. 88.74C

(Green)

1089-1099 TENNESSEE STREET, northeast corner of 22nd Street, Lot 21 in Assessor's Block 4108 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to install a self-service styled restaurant with some accessory catering services with seating for up to 12 persons in approximately 1,600 square feet of floor area.

2:10 - 2:30 P.M.

I.A.444 - 740

Speakers: 1. Larry McCall - subject property owner (pro). 2. Massimo Disciullo - project sponsor. 3. Janet Carpinelli (con). 4. Dumont Howard (con). 5. Jim Firth.

APPROVED WITH CONDITIONS, MOTION #11313

VOTE: 6-0

8. 87.523E

(MacKenzie)

KEZAR CORNER MASTER PLAN, Area bounded by Kezar Drive, Waller and Stanyan Streets and Lincoln Way, portions of Assessor's Blocks 1263, 1264 and 1700 - Appeal of Preliminary Negative Declaration for the proposed two-phase development program for the revitalization of Kezar Corner in Golden Gate Park. Project includes rehabilitation and capacity reduction of Kezar Stadium, vacation of Arguello Boulevard and Waller Street for 100-space parking, improvements to existing facilities, and landscaping. The project also requires review for consistency with the City's Master Plan.

2:30 - 2:45 P.M.

I.A.741 - I.B.003

Speakers: 1. Henry Anderson - appellant. 2. Phil Arnold - Recreation and Park Department.

DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11314

VOTE: 6-0

9. 87.523ER (Marsh)
KEZAR CORNER MASTER PLAN - Review for consistency with the Master Plan of a proposal to vacate a portion of Arguello Boulevard from Frederick Street to Kezar Drive and Waller Street from Stanyan Street to Kezar Drive which would create new street access to parking along Waller Street and construction of an emergency access for police along the south side of Waller Street connecting the Police Station to Stanyan Street.

2:45 - 2:50 P.M.

I.B.004 - 058

No public testimony received.

PASSED MOTION FINDING PROJECT CONSISTENT WITH
THE MASTER PLAN

VOTE: 6-0

10. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Discretionary Review of Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 24, 1988)

2:50 - 2:55 P.M.

I.B.070 - 156

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Sue Hestor - neighbors' representative.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
APRIL 7, 1988

VOTE: 6-0

11. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Consideration of request for Discretionary Review of Building Permit Application No. 8713356 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 17, 1988)

PERMIT APPLICATION WITHDRAWN. NO COMMISSION ACTION REQUIRED.

12. 87.628D (Berkowitz)
456 MISSOURI STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4067 - Discretionary Review of Building Permit Application No. 8713356, as described above.
(Continued from Regular Meeting of March 17, 1988)

PERMIT APPLICATION WITHDRAWN. NO COMMISSION ACTION REQUIRED.

13. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 17, 1988)

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

14. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets,
Lot 24 in Assessor's Block 3600 - Discretionary Review of Building
Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of March 17, 1988)

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

15. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and
Velasco Avenues, Lots 81, 8U, 8V, and 9 in Assessor's Block 6322 -
Consideration of request for Discretionary Review of Building Permit
Application Nos. 8717034, 8717879, 8717880 and 8717881 for the
EXCAVATION AND GRADING OF LOTS for single family homes in an RH-1
(House, One-Family) district.
(Continued from Regular Meeting of March 17, 1988)

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

16. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and
Velasco Avenues, Lots 81, 8U, 8V, and 9 in Assessor's Block 6322 -
Discretionary Review of Building Permit Application Nos. 8717034,
8717879, 8717880 and 8717881, as described above.
(Continued from Regular Meeting of March 17, 1988)

CONTINUED TO APRIL 7, 1988

VOTE: 6-0

17. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots
49 and 50 in Assessor's Block 4094 - Consideration of request for
Discretionary Review of Building Permit Application Nos. 8711654,
8711655 and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT
RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.

2:55 - 3:10 P.M.

I.B.175 - 395

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

18. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots
49 and 50 in Assessor's Block 4094 - Discretionary Review of Building
Permit Application Nos. 8711654, 8711655 and 8711656, as described
above.

3:10 - 3:40 P.M.

I.B.396 - 834

Speakers: 1. Terry Lindahl - project architect. 2. Judith Haney
(con). 3. Kirsten Makita (con). 4. Monty Makita (con).

CONTINUED TO APRIL 28, 1988

VOTE: 6-0

THE COMMISSION TOOK A RECESS FROM 3:40 TO 4:00 P.M.

3:30 P.M.

19. 87.7450 (Nixon)
2191 - 31ST AVENUE, west side between Rivera and Quintara Streets, Lot 23 in Assessor's Block 2186 - Consideration of request for Discretionary Review of Building Permit Application No. 8708800 for a one-story addition to a one-story-over-garage single family structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 3, 1988)

4:00 - 4:15 P.M.

I.B.835 - II.A.185

Speakers: 1. James Chin - project sponsor. 2. Minna Allegro (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

20. 87.7450 (Nixon)
2191 - 31ST AVENUE, west side between Rivera and Quintara Streets, Lot 23 in Assessor's Block 2186 - Discretionary Review of Building Permit Application No. 8708800, as described above.
(Continued from Regular Meeting of March 3, 1988)

4:15 - 4:20 P.M.

II.A.186 - 260

Speaker: Chris Bakke (con)

DISAPPROVED, MOTION #11315

VOTE: 6-0

21. 87.6700 (Nixon)
1578 - 10TH AVENUE, east side between Kirkham and Lawton Streets, Lot 26 in Assessor's Block 1855 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8714447 and Building Permit Application No. 8614827 for demolition of a two-story, two dwelling unit structure without parking and construction of a two-story-over-garage, two unit structure in an RH-2 (House, Two-Family) district.

4:20 - 4:25 P.M.

II.A.261 - 318

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

22. 87.6700 (Nixon)
1578 - 10TH AVENUE, east side between Kirkham and Lawton Streets, Lot 26 in Assessor's Block 1855 - Discretionary Review of Demolition Permit Application No. 8714447 and Building Permit Application No. 8614827, as described above.

4:25 - 5:00 P.M.

II.A.319 - 856

Speakers: 1. Gordon Lau - project sponsor's representative. 2. Michael O'Brien - project architect. 3. Dennis Antenore - SPEAK (con). 4. Peggy Da Silva - SPEAK (con). 5. Mitch Reed (con). 6. John Barry (con). 7. Dan Hodat (con). 8. John Bardis (con).

Motion of Intent to Disapprove met with a tie vote, 3-3, Commissioners Hemphill, Karasick and Rosenblatt dissenting.

APPLICATION DISAPPROVED, MOTION #11316

VOTE: 3-3

23. 87.6900 (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street,
Lot 5 in Assessor's Block 1713 - Consideration of request for
Discretionary Review of Building Permit Application No. 8711879 for
construction of a three-story rear addition to a three-story single
family structure in an RH-1 (House, One-Family) district.

5:00 - 5:05 P.M.

II.A.857 - 892

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

24. 87.6900 (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street,
Lot 5 in Assessor's Block 1713 - Discretionary Review of Building
Permit Application No. 8711879, as described above.

5:05 - 5:40 P.M.

II.A.893 - II.B.355

Speakers: 1. Frank Tam - project engineer. 2. Chun Tam - son of
project sponsor. 3. Leonard Price (con). 4. Katina Price (con).

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

THE COMMISSION TOOK A RECESS FROM 5:40 - 5:45 P.M.

25. 87.1630 (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Consideration of request for
Discretionary Review of Building Permit Application No. 8615315
proposing addition of one story and one dwelling unit to the existing
two-story-over-garage, two unit structure in an RM-1 (Mixed
Residential, Low Density) district and a 40-X Height and Bulk
District.

5:45 - 5:55 P.M.

II.B.560 - 705

Speaker: Hawk Lee - project engineer.

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

26. 87.1630 (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Discretionary Review of Building
Permit Application No. 8615315, as described above.

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

27. 88.100C (Gallagher)
900 COLE STREET, southeast corner of Cole and Carl Streets, Lot 25 in
Assessor's Block 1271 - Request for authorization of Conditional Use
under City Planning Code Sections 710.42, 719.42 and 186.1 to permit
the significant intensification of a full-service restaurant and to
establish a Place of Entertainment under Section 710.48 within an
existing bar and restaurant in an NC-1 (Neighborhood Commercial
Cluster) District, one quarter mile from the Haight Street
Neighborhood Commercial District.

Item #88.100C (Cont)

5:55 - 6:30 P.M.

II.B.706 - III.A.167

Speakers: 1. Jim Rhoads - Haight Ashbury Neighborhood Council
(con). 2. Teresa Angelli (con). 3. Chip Romer - project sponsor.
4. Calvin Welch (con). 5. Bob Ayres - project sponsor. 6. Jason
Benlevi (con). 7. Samuel Noily (con).

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

Adjourned: 6:30 P.M.

CPC 252

SF
C55
#21
4/7/88

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 7, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAY 5 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479)

PRESENT: Commissioners Bierman, Hemphill, Johnson, Nakashima, Rosenblatt and Wright.

12:00 NOON

FIELD TRIP - To view various housing projects in the Bayview Hunters' Point area.

In attendance: Commissioners Bierman, Hemphill and Wright.

COMPLETED.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Angelica Chiong, Mike Berkowitz, Susana Montana, Gerald Green, Lu Blazej, David Hood, Jim Miller, Tom Casey and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1.

(Passmore)

250 PALO ALTO, MT. SUTRO TELEVISION TOWER AND BUILDING - Review of Building Permit Application No. 8717463, pursuant to Conditional Use authorization in Resolution No. 5967. Said application proposes a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 sq. ft. of floor area for additional transmitting equipment. The project would also involve rerouting the entry driveway, and removal and planting of trees at the northeast corner of the site.

Item #1 (Cont)

I.A.157 - 271

Speakers: 1. Armin Perlmutter - Twin Peaks Improvement Association.
2. Skip Lewis - Twin Peaks East Association.
CONTINUED TO APRIL 21, 1988

VOTE: 6-0

2.

(Passmore)

Consideration of Motion Recommending that the Board of Supervisors Approve Proposed Amendments of Sections 41A.4 and 41A.5 of the San Francisco Administrative Code (The Apartment Unit Conversion Ordinance) to broaden the definition of tourist use, define injury, provide additional enforcement methods and authorize civil penalties for violation.

No public testimony received.
APPROVED, RESOLUTION #11317

VOTE: 6-0

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENTSD. ITEMS TO BE CONTINUED

3.

87.695C (Hood)
3340 STEINER STREET, east side between Chestnut and Lombard Streets, Lot 19 in Assessor's Block 491 - Request for authorization of Conditional Use to DEMOLISH A BUILDING CONTAINING ONE DWELLING UNIT in an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for continuation to April 21, 1988)

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

4.

88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow CONVERSION OF RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOORS TO COMMERCIAL OFFICE SPACE in the Hayes-Gough Neighborhood Commercial District.
(Proposed for continuation to April 21, 1988)

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

5.

87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881 for the EXCAVATION AND GRADING OF LOTS for single family homes in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 31, 1988)
(Proposed for continuation to May 5, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 6-0

6. 87.803D (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 - Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881, as described above.
(Continued from Regular Meeting of March 31, 1988)
(Proposed for continuation to May 5, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 88.072C (Nishimura)
1970 McALLISTER STREET, north side between Central Avenue and Lyon Street, Lot 14 in Assessor's Block 1159 - Consideration of final language to APPROVE the authorization of Conditional Use to extend the termination date for an additional five (5) years of an existing nonconforming automobile repair garage use within an approximate total gross floor area of 17,490 square feet in an RM-1 (Mixed Residential, Low Density) district.
(Public Hearing Closed and Continued from Regular Meeting of March 31, 1988)

2:05 - 2:23 P.M.

I.A.388 - 608

The Commission unanimously passed a motion to allow Commissioner Johnson to abstain.

Speaker: Terrance Redmond - project sponsor's representative.

APPROVED WITH AMENDED CONDITIONS, MOTION #11318

VOTE: 5-0

ABSTAINED: COMMISSIONER JOHNSON

8. 87.149D (Berkowitz)
539 WISCONSIN STREET, east side between 19th and 20th Streets, Lot 24 in Assessor's Block 4069 - Consideration of final language to APPROVE Building Permit Application No. 8708391 for the CONSTRUCTION OF A TWO-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of March 31, 1988)

2:23 - 2:25 P.M.

I.A.609 - 643

The Commission unanimously passed a motion to allow Commissioner Johnson to abstain.

Speaker: Christopher Saber.

APPROVED WITH CONDITIONS, MOTION #11319

VOTE: 5-0

ABSTAINED: COMMISSIONER JOHNSON

F. REGULAR CALENDAR

9. 88.041ET (Montana)
CITY-WIDE LIVE/WORK ZONING LEGISLATION - Consideration of proposed City Planning Code text amendments to create new categories of uses called live/work units and commercial and cultural arts activities, to create certain parking and open space standards for these uses,

Item #88.041ET (Cont)

and to permit commercial and cultural arts activities and live/work units limited to commercial and cultural arts activities as a principal use in commercial and industrial (RC, C-1, C-2, C-3, C-M, M-1, and M-2) districts and to permit live/work units limited to commercial and cultural arts activities as a conditional use in existing, non-residential structures in residential (RH and RM) districts.

(Continued from Regular Meeting of March 24, 1988)

2:25 - 2:48 P.M.

I.A.644 - 903

Speakers: 1. Claire Isaacs - Executive Director, Arts Commission. 2. David Estelli - Artists Equity. 3. Bobbie Honey. 4. Michael Burlat.

CONTINUED TO MAY 5, 1988

VOTE: 6-0

10. 88.048D

(Green)

1333 CASTRO STREET, northeast corner of Jersey Street, Lot 13A in Assessor's Block 6507 - Consideration of request for Discretionary Review of Building Permit Application No. 8716879 for the proposed alterations to the existing one-story building resulting in the establishment of a Walgreens retail drug store.

(Continued from Regular Meeting of March 24, 1988)

2:50 - 3:15 P.M.

I.A.904 - I.B.504

Speakers: 1. John Stalp (pro). 2. Mary Ann Malinak - Friends of Noe Valley (pro). 3. Stefan Vergnes (pro). 4. Miriam Blaustein (con). 5. Claire Pilcher (con). 6. Fred Methner - East and West of Castro Street Improvement Club (pro). 7. Mr. Kessler (pro). 8. Frank Crotti (pro). 9. Alice Barkley - Walgreens' attorney. 10. Georgia Brittan (con). 11. Peter Gast (pro).

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

11. 88.048D

(Green)

1333 CASTRO STREET, northeast corner of Jersey Street, Lot 13A in Assessor's Block 6507 - Discretionary Review of Building Permit Application No. 8716879, as described above.

(Continued from Regular Meeting of March 24, 1988)

DUE TO ACTION ON ITEM 10, NO ACTION ON THIS ITEM IS NECESSARY.

12. 88.052C

(Green)

4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size.

(Continued from Regular Meeting of March 24, 1988)

CONTINUED TO APRIL 14, 1988

VOTE: 6-0

13. 87.492C (Green)
4867 MISSION STREET, south side between France and Russia Avenues, Lot 15A in Assessor's Block 6272 - Request for authorization of Conditional Use to REDUCE THE AMOUNT OF REQUIRED PARKING FOR A DWELLING UNIT within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to legalize the conversion of floor area, previously used for required parking, to commercial use. The dwelling unit will remain in the upper level.

3:15 - 3:30 P.M.

I.B.511 - 699

Speaker: Lyle Wortman - applicant's representative.
PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
APRIL 14, 1988

VOTE: 6-0

THE COMMISSION TOOK A RECESS FROM 3:30 TO 3:50 P.M.

14. 88.085C (Green)
2390 MARKET STREET, northeast corner of Castro Street, Lot 15 in Assessor's Block 3562 - Request for authorization of Conditional Use to allow the ENLARGEMENT OF AN EXISTING FINANCIAL SERVICE (permitted Conditional Use) as defined by Section 790.110 of the City Planning Code within the Upper Market Neighborhood Commercial District. The proposal is to expand the existing second story San Francisco Firemen Credit Union to the first story (along Market Street). The proposed expansion will increase the Credit Union to a total area of 13,653 square feet on two floors of occupancy.

3:50 - 3:55 P.M.

I.B.701 - 778

Speaker: Jim Burns - project sponsor's representative.
APPROVED WITH CONDITIONS, MOTION #11320

VOTE: 6-0

15. 88.096C (Nishimura)
3164 SACRAMENTO STREET, north side between Lyon and Baker Streets, Lot 13 in Assessor's Block 1006 - Request for authorization of Conditional Use to extend the termination date for an additional ten (10) years of a nonconforming steam laundry plant use within an approximate total floor area of 2,300 square feet in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 31, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 6-0

16. 87.678D (Nixon)
258 - 18TH AVENUE, east side between California and Clement Streets, Lot 30 in Assessor's Block 1416 - Discretionary Review of Building Permit Application No. 8707464 proposing addition of one-story parking and one unit to the existing two-story single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 24, 1988)

Item #87.678D (Cont)

3:58 - 4:18 P.M.

I.B.780 - II.A.186

Speakers: 1. Bill Lim - project architect. 2. James Holmes (con).
3. Chuck Lantz - Sutro Annex Neighborhood Group (con). 4. Jim
Mullins (pro).

APPROVED WITH AMENDED CONDITIONS, MOTION #11321

VOTE: 6-0

17. 88.123D

(Hood)

2417-2419 LARKIN STREET, west side between Greenwich and Filbert
Streets, Lot 7 in Assessor's Block 524 - Consideration of request for
Discretionary Review of Building Permit Application No. 8802304 to
merge five existing dwelling units into four dwelling units and to
construct a garage containing two off-street parking spaces.

4:20 - 5:00 P.M.

II.A.227 - 783

Speakers: 1. John McInerny - project sponsor's representative. 2.
Nancy Scheinholtz - project sponsor. 3. Jeffrey Lovelace (pro). 4.
Lee Van Kerchove (pro). 5. Charles Dick (con). 6. Charles Smiley
(con). 7. Gloria Horns (con). 8. Ed Mitchell (con). 9. Shirley
Bates - Russian Hill Neighbors (con). 10. Sue Hestor (con). 11.
Stewart Scheinholtz - project sponsor.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

18. 88.123D

(Hood)

2417-2419 LARKIN STREET, west side between Greenwich and Filbert
Streets, Lot 7 in Assessor's Block 524 - Discretionary Review of
Building Permit Application No. 8802304, as described above.

II.A.227 - 783

DISAPPROVED, MOTION #11322

VOTE: 4-2

VOTING NO: COMMISSIONERS JOHNSON AND WRIGHT

19. 86.701ZEC

(Miller)

2455 BUSH STREET, south side between Scott and Pierce Streets, a
through lot to Sutter Street, Lot 3 in Assessor's Block 680 - Request
to Reclassify Property from an RH-3 (House, Three-Family) to an NC-2
(Small-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of March 3, 1988)

5:00 - 6:20 P.M.

II.A.785 - III.A.138

Items 19 and 20 were heard together.

The Commission unanimously passed a motion to allow Commissioner
Rosenblatt to abstain.

Speakers: 1. Pamela Duffy - project sponsor's representative. 2.
Sandy Walker - project architect. 3. Lynn White - project sponsor.
4. Claire Isaacs (pro). 5. Father Cassidy (pro). 6. Mary Jane
Staymates - Western Addition Neighborhood Association (pro). 7. Sue
Hestor (con). 8. Mark Grinsky (pro).

APPROVED, RESOLUTION #11323

VOTE: 4-1

VOTING NO: COMMISSIONER BIERMAN

ABSTAINED: COMMISSIONER ROSENBLATT

20. 86.701ZEC (Miller)
2455 BUSH STREET, south side between Scott and Pierce Streets, a through lot to Sutter Street, Lot 3 in Assessor's Block 680 - Request for authorization of Conditional Use for A PLANNED UNIT DEVELOPMENT for ADDITIONS TO AND EXPANSION OF AN INSTITUTION (California Tennis Club) [§§711.81, 790.50(a)] involving construction of a 115-stall ground level community residential parking garage [§711.95] and/or automobile parking garage [§711.56] with five (relocated) tennis courts (surrounded by a 20-foot fence) on its roof, a second-story card room [§711.81], on a lot exceeding 9,999 square feet [§711.11] and involving a non-residential use of property exceeding 3,499 square feet [§711.21], requiring an exception from the otherwise-applicable standards for height of fences in required open areas [§§136(c)(19), 711.12] in an RH-3 (House, Three-Family) district proposed for reclassification to an NC-2 (Small-Scale Neighborhood Commercial) district.

5:00 - 6:20 P.M.

II.A.785 - III.A.138

Items 19 and 20 were heard together. See Item 19 for speakers.

APPROVED WITH AMENDED CONDITIONS, MOTION #11324

VOTE: 4-1

VOTING NO: COMMISSIONER BIERMAN

ABSTAINED: COMMISSIONER ROSENBLATT

4:00 P.M.

21. 88.094C (Casey)
1145 CABRILLO STREET, southeast corner of Funston Avenue and Cabrillo Street, Lot 46 in Assessor's Block 1655 - Request for authorization of Conditional Use to CONVERT A SINGLE FAMILY DWELLING INTO A CHILDREN'S DAY CARE CENTER for 29 people including children and staff in an RH-1 (House, One-Family) district.

6:20 - 6:25 P.M.

III.A.160 - 183

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11325

VOTE: 6-0

22. 87.538EACV (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations. (Continued from Regular Meeting of March 24, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 6-0

23. 87.538EACV (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Request for authorization of Conditional Use to permit A BED AND BREAKFAST INN of ten (10) units in three (3) existing renovated buildings and one new

Item #87.538EACV (Cont)

building with four (4) on-site parking spaces. Lot 3 is located within an RH-3 (House, Three-Family) district and Lot 3H is located within an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of March 24, 1988)

APPLICATION WITHDRAWN. NO ACTION NECESSARY.

24. 87.538EACV (Marsh)
30 BLACKSTONE COURT within Blackstone Court Historic District, south side between Franklin and Gough Streets and the mid-block area west of Blackstone Court, Lot 3 in Assessor's Block 504 - Request for A REAR YARD VARIANCE to construct a rear deck addition to the Abraham House consisting of a deck, a semi-enclosed porch and a staircase at the second level of the existing two-story building located within an RH-3 (House, Three-Family) district. The proposed deck would extend to within 36 feet of the rear property line, when the Planning Code requires an open and unobstructed rear yard equal to 50 feet measured from the rear property line.
(Continued from Regular Meeting of March 24, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 6-0

25. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House, Two-Family) district.

CONTINUED TO APRIL 14, 1988

VOTE: 6-0

26. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.

CONTINUED TO APRIL 14, 1988

VOTE: 6-0

27. 88.150D (Berkowitz)
38 SAN JOSE AVENUE, west side between 22nd and Alvarado Streets, Lot 37 in Assessor's Block 3633 - Consideration of request for Discretionary Review of Building Permit Application No. 8710539 for the CONSTRUCTION OF A THREE-STORY, THREE-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.

6:25 - 7:23 P.M.

III.A.188 - III.B.136

Speakers: 1. Jim Mullins - project sponsor. 2. Terry Mullins (pro). 3. Pat Mullins (pro). 4. Edward Mullins (pro). 5. Thomas J. Mellon, Jr. (con). 6. Leonard Mahia (con). 7. Louise Magliosi (con). 8. Pamela Mahia (con). 9. William Blair (con). 10. Richard Kegel (con). 11. Josephine Fazio (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

APRIL 7, 1988

28. 88.150D

(Berkowitz)

38 SAN JOSE AVENUE, west side between 22nd and Alvarado Streets, Lot
37 in Assessor's Block 3633 - Discretionary Review of Building Permit
Application No. 8710539, as described above.

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

Adjourned: 7:20 P.M.

CPC 257

SF
C55
#21
4/14/88

S U M M A R Y

OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 14, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 3 1989

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

PRESENT: Commissioners Bierman, Hemphill, Karasick, Nakashima, Rosenblatt and Wright.

1:30 P.M.

A. DIRECTOR'S REPORT

MEETING WAS CALLED TO ORDER BY PRESIDENT ROSENBLATT AT 1:47 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Stephen Shotland, Gerald Green, Jim Miller, Jim Nixon, Carol Roos, Larry McDonald and Lori Yamauchi - Administrative Secretary.

1. (Shotland)
Informational presentation on the Master Plan for the Presidio of San Francisco.

1:48 - 2:15 P.M.

I.A.013 - 480

Speaker: Colonel Goff - U.S. Army, Presidio of San Francisco.
NO COMMISSION ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Resolution of Recognition and Appreciation for Toby Rosenblatt, President of the City Planning Commission.

2:15 - 2:30 P.M.

I.A.482 - 685

Speakers: 1. Mayor Art Agnos. 2. Rudy Nothenberg - Chief Administrative Officer.

APPROVED, RESOLUTION #11326

VOTE: 5-0

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 88.104C (Green)
200 FILLMORE STREET, northeast corner at Waller Street, Lot 20 in Assessor's Block 859 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to install a restaurant with seating for up to 49 persons within approximately 920 square feet of floor area, and within a 1/4 mile of the more restricted UPPER MARKET Neighborhood Commercial District.
(Proposed for continuation to April 21, 1988)

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

4. 88.019D (Bosque)
375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Discretionary Review of Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of March 10, 1988)
(Proposed for continuation to May 12, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 87.492C (Green)
4867 MISSION STREET, south side between France and Russia Avenues, Lot 15A in Assessor's Block 6272 - Consideration of final language to APPROVE the authorization of Conditional Use to REDUCE THE AMOUNT OF REQUIRED PARKING FOR A DWELLING UNIT within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to legalize the conversion of floor area, previously used for required parking, to commercial use. The dwelling unit will remain in the upper level.
(Public Hearing Closed and Continued from Regular Meeting of April 7, 1988)

APPROVED WITH CONDITIONS, MOTION #11327

VOTE: 6-0

F. REGULAR CALENDAR

6. (Badiner)
OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission for evaluating office development projects in the next approval period.

Item #6 (Cont)

2:35 - 3:05 P.M.

I.A.745 - I.B.329

Speakers: 1. Sue Hestor - San Francisco for Reasonable Growth. 2. Jeffrey Heller.

APPROVED, RESOLUTION #11328

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

7.

(Bash)

Public hearing on an ordinance to amend the Administrative Code by adding Chapter 56 to authorize Development Agreements.

CONTINUED TO APRIL 21, 1988

VOTE: 6-0

8.

88.052C

(Green)

4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size. (Continued from Regular Meeting of April 7, 1988)

I.B.338 - 367

Speaker: Lori Wider - project sponsor's representative.

CONTINUED TO JUNE 16, 1988

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

9.

88.79C

(Green)

430 JUDAH STREET, northeast corner of 10th Avenue, Lot 21 in Assessor's Block 1764 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing a second story dwelling unit and an abandoned auto service station within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing buildings with a new two (2) story mixed use building containing ground floor commercial space, second story office space, and two (2) second story dwelling units with off-street parking provided at grade level, on a lot approximately 4,700 square feet in size.

(Continued from Regular Meeting of March 31, 1988)

3:07 - 3:30 P.M.

I.B.368 - II.A.293

3:48 - 4:20 P.M.

THE COMMISSION TOOK A RECESS FROM 3:30 TO 3:45 P.M.

Speakers: 1. Jerry Cler - project architect. 2. Lamar Lane - project sponsor. 3. Ed Prince - property owner's representative. 4. Warren Stern (con). 5. Rudy Cipolla (con). 6. Greg Perrin. 7. Vicki Kron (con). 8. Ray Lindahl (con). 9. Barry Hirshbein - attorney for Mr. Cipolla (con).

CONTINUED TO MAY 12, 1988

VOTE: 6-0

10. 88.106C (Green)
423 COLUMBUS AVENUE, west side between Green and Vallejo Streets, Lot 26 in Assessor's Block 131 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install a self-service cafe with seating for up to 49 persons in approximately 730 square feet of floor area.

4:23 - 4:37 P.M.

II.A.313 - 514

Speakers: 1. Hanna Suleiman - project sponsor. 2. Sergio Ozzolini (con).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
APRIL 21, 1988

VOTE: 5-1

VOTING NO: COMMISSIONER NAKASHIMA

11. 88.143ED (Green)
3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Consideration of request for Discretionary Review of Building Permit Application No. 8803303 for the construction of a three (3) story mixed use building containing commercial floor area on the first story, a total of twelve (12) dwelling units on second and third stories and 12 parking spaces at grade level in an NC-2 (Small-Scale Neighborhood Commercial) district.

4:38 - 5:15 P.M.

II.A.515 - II.B.214

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. August Strotz - project architect. 2. Maria Pracher - project sponsor's representative. 3. Thomas Revell (pro). 4. Virginia Fusco - Marina Civic Improvement Association (con). 5. Tom Herron (con). 6. Unidentified. 7. Thomas O'Connor (con). 8. Henry Arana (pro). 9. Stanley Anastasio. 10. Joan Anselmo (con). 11. David Perry (pro). 12. Joan Williams - Marina Core Tenants Association. 13. Giacomo Recca (con). 14. Gloria Fontanello - Marina Neighborhood Association (con). 15. Angela Lam (pro). 16. Pat Herron (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW
VOTING NO: COMMISSIONER KARASICK

VOTE: 5-1

12. 88.143ED (Green)
3615 BUCHANAN STREET/1600 BAY STREET, northwest corner of Bay Street, Lot 6 in Assessor's Block 460A - Discretionary Review of Building Permit Application No. 8803303, as described above.

II.B.215 - 219

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #11329

VOTE: 6-0

3:00 P.M.

13. 88.173D (Miller)
408 STANYAN STREET, east side between Fulton and Hayes Streets, Lot 22 in Assessor's Block 1191 - Consideration of request for Discretionary Review of Building Permit Application No. 8803368, proposing erection of a roof-top parabolic dish television receiving antenna 10.5 feet in diameter, the uppermost edge of which would be approximately 50 feet in height (above the point of measurement which is the top of the curb at the center of the property line) in an RH-3 (House, Three-Family) district and within an 80-D Height and Bulk District.

5:18 - 5:23 P.M.

II.B.222 - 278

No public testimony received.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONER KARASICK

14. 88.173D (Miller)
408 STANYAN STREET, east side between Fulton and Hayes Streets, Lot 22 in Assessor's Block 1191 - Discretionary Review of Building Permit Application No. 8803368, as described above.

DUE TO ACTION ON ITEM 13, NO ACTION IS NECESSARY.

15. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 7, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

16. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Continued from Regular Meeting of April 7, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 5-0

ABSENT: COMMISSIONER WRIGHT

17. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo Street, Lot 16 in Assessor's Block 1616 - Consideration of request for Discretionary Review of Building Permit Application No. 8709574, proposing demolition of the existing one-story-over-garage single family structure and construction of a two-story-over-garage two family structure in an RH-2 (House, Two-Family) district.

Item #87.566D (Cont)

5:25 - 5:38 P.M.

II.B.282 - 542

Speakers: 1. Jonathan Bulkley (con). 2. Gordon Lau - project sponsor's representative. 3. Raquel Armis (con). 4. Edith McMillan (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONER KARASICK

18. 87.566D

(Nixon)

798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo Street, Lot 16 in Assessor's Block 1616 - Discretionary Review of Building Permit Application No. 8709574, as described above.

5:38 - 5:40 P.M.

II.B.543 - 562

MOTION TO DISAPPROVE DIED DUE TO LACK OF A SECOND.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON

APRIL 21, 1988

VOTE: 4-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER KARASICK

19. 87.567D

(Nixon)

3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in Assessor's Block 1522 - Consideration of request for Discretionary Review of Building Permit Application No. 8709572 proposing demolition of the existing single family structure and construction of a two-story-over-garage three family structure in an RM-1 (Mixed Residential, Low Density) district (one unit per 800 sq. ft. of lot area) and a 40-X Height and Bulk District.

5:41 - 5:43 P.M.

II.B.563 - 621

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONER KARASICK

20. 87.567D

(Nixon)

3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in Assessor's Block 1522 - Discretionary Review of Building Permit Application No. 8709572, as described above.

5:43 - 5:50 P.M.

II.B.622 - 690

Speakers: 1. Jonathan Bulkley (con). 2. Gordon Lau - project sponsor's representative.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON

APRIL 21, 1988

VOTE: 5-0

ABSENT: COMMISSIONER KARASICK

THE COMMISSION TOOK A RECESS FROM 5:50 TO 6:00 P.M.

21. 87.573D

(Nixon)

531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Consideration of Discretionary Review of Demolition Permit Application No. 8711677 and Building

Item #87.573D (Cont)

Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two family structure in an RH-2 (House, Two-Family) district.

CONTINUED TO APRIL 28, 1988

VOTE: 6-0

22. 87.573D

(Nixon)

531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676, as described above.

CONTINUED TO APRIL 28, 1988

VOTE: 6-0

23. 88.077C

(Nixon)

3733 LINCOLN WAY, south side between 38th and 39th Avenues, Lot 7M in Assessor's Block 1712 - Request for authorization of Conditional Use to exceed the interim 24-foot height limit by approximately 4-1/2 feet for a project subject to the Richmond and Sunset Districts' Special Use District Controls adopted by the City Planning Commission on September 17, 1987. The proposal is to add a master bedroom suite and deck on top of the existing one-story-over-garage single family structure in an RH-1 (House, One-Family) district. The 443 square foot addition would be set in approximately 12 feet from the front building wall and 16 feet from the rear building wall.

5:23 - 5:25 P.M.

II.B.278 - 281

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11330

VOTE: 6-0

4:30 P.M.

24. 87.509EC

(Roos)

1125 PIERCE STREET AND 1145 SCOTT STREET, Lot 1 in Assessor's Block 752 and Lot 1 in Assessor's Block 1128 - Appeal of Preliminary Negative Declaration on the proposed demolition of three, 12-story vacant buildings with low-rise wings containing 332 dwelling units and parking and the proposed construction of clustered two- and three-story buildings containing about 203 single family dwelling units and 68 parking spaces. The project requires authorization of Conditional Use as a PLANNED UNIT DEVELOPMENT.

6:05 - 10:05 P.M.

II.B.698 - IV.B.173

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

NOTE: Commissioner Johnson was present as substitute for Commissioner Karasick.

Speakers: 1. Ron Ridgle - attorney for appellants. 2. Walter Caplan - attorney for appellants. 3. Naomi Gray - Black Leadership Forum (con appeal). 4. Rev. Amos Brown - Third Baptist Church (con

Item #87.509EC (Cont)

appeal). 5. Alan Hall (pro appeal). 6. Rev. Hannibal Williams - New Liberation Presbyterian Church (con appeal). 7. Arnold Townsend (con appeal). 8. Mike Bentivoglio (pro appeal). 9. Pleasant Carson (con appeal). 10. Tom Edison (pro appeal). 11. Alvin George (con appeal). 12. Fannie McElroy - Emil Park Cooperative (con). 13. Geraldine Johnson (con). 14. Jonathan Bulkley (pro). 15. Mel Haynes (con). 16. Eva Mae Williams - Plaza West Tenants Association (con). 17. Jeannette Fung (pro). 18. Barbara Meskunas - Beideman Area Neighborhood Group (pro). 19. Joyce Lichtenstein (pro). 20. Keith Consoer (pro). 21. Ace Washington - Western Addition Project Area Committee (WAPAC) (con). 22. Margaret Verges - Presidio Avenue Association of Concerned Neighbors (pro). 23. Kathy Zuichi (pro). 24. Robert Hamilton (con). 25. Owen O'Donnell (pro). 26. Thomas Whelan (pro). 27. Ginny Foat (pro). 28. Nat Mason (con). 29. Robert Spear - Western Addition Parking Corporation (pro). 30. Renee Hall (con). 31. Mary Rogers (con). 32. Bob Overend (pro). 33. Linda Williams (con). 34. Dorinda Jones (con). 35. Jennie Hawkins (con). 36. Gregg Witkoski (pro). 37. Jamie Jamerson (pro). 38. Yvonne Golden (con). 39. Jim Siegel - Victorian Alliance (pro). 40. Nolan Madson (pro). 41. Jennifer Fischetti (pro). 42. Jim Jordan (pro). 43. Mary Randall - Planning Association for Divisadero Street (PADS) (pro). 44. Judy Bennett (pro). 45. Alberta Jackson (con). 46. Joe O'Donoghue. 47. Bill Witte - Deputy Mayor for Housing. 48. James Fussell - President, San Francisco Housing Authority.

DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11331

VOTE: 6-0

25. 87.509EC

(McDonald)

YERBA BUENA PLAZA WEST AT 1125 PIERCE STREET AND 1145 SCOTT STREET: 1125 Pierce Street being the entire block bounded by Pierce, Eddy, Scott and Turk Streets, Lot 1 in Assessor's Block 752, and 1145 Scott Street being the west side of Scott Street between Eddy and Turk Streets, Lot 1 in Assessor's Block 1128 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT WITH A TOTAL OF 203 DWELLING UNITS on two lots having a combined area of approximately 200,250 square feet and proposing exceptions from Planning Code requirements for rear yards and the number of required parking spaces in an RM-3 (Mixed Residential, Medium Density) district with a 40-X Height and Bulk designation.

10:05 P.M. - 12:05 A.M.

IV.B.174 - V.B.284

NOTE: A tape recording of this hearing was transcribed. A copy of the transcript is available for reference purposes and on file with the Department of City Planning.

NOTE: Commissioner Johnson was present as substitute for Commissioner Karasick.

Speakers: 1. James Fussell - President, San Francisco Housing Authority Commission. 2. Geraldine Johnson (pro). 3. William Witte - Deputy Mayor for Housing. 4. Kenneth Simmons - Community Design Collaborative, project architect. 5. Joyce Lichtenstein (con). 6.

Item #87.509EC (Cont)

Mary Rogers (pro). 7. Lewis Lillian (pro). 8. Nathaniel Mason (pro). 9. Kirk Miller - Member, San Francisco Housing Authority Commission. 10. Jewel Green (pro). 11. Bill Delameter (con). 12. Arnold Townsend (pro). 13. Michael Bentivoglio (con). 14. Eva Mae Williams (pro). 15. Greg Young (con). 16. Margaret Verges - Presidio Avenue Association of Concerned Neighbors (con). 17. Jim Jordan (pro). 18. Linda Williams (pro). 19. Barbara Meskunas - Beideman Area Neighborhood Group (con). 20. Katherine Nash (pro). 21. Mary Randall - Planning Association for Divisadero Street (con). 22. Tom Gholson - San Francisco Housing Authority. 23. Ron Atkielski - San Francisco Housing Authority staff. 24. Walter Caplan - attorney for neighborhood opposition.

APPROVED WITH CONDITIONS, MOTION #11332

VOTE: 6-0

Adjourned: 12:05 A.M.

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≡ OF THE
— SAN FRANCISCO
≡ CITY PLANNING COMMISSION
REGULAR MEETING
≡ THURSDAY
APRIL 21, 1988
ROOM 282, CITY HALL
1:30 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY SUSAN BIERMAN AT 1:40 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Vincent Marsh, Mary Gallagher, Gerald Green, Alec Bash, Thomas Casey and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

Mr. Macris provided a list of projects possibly competing in the Annual Limitation Program. He also provided copies of a Memorandum of Agreement with 100 First Street regarding employment and training for San Francisco residents.

1. (Kessler)
Consideration of Resolution to extend current Professional Services Contracts to June 30, 1988 with Chester McGuire and Company and with the Center for Environmental Design Research, University of California.

1:55 - 1:57 P.M.

I.A.352 - 392

No public testimony received.

APPROVED, RESOLUTION #11333 (CENTER FOR ENVIRONMENTAL DESIGN RESEARCH)

VOTE: 7-0

APPROVED, RESOLUTION #11334 (McGUIRE AND COMPANY)

VOTE: 7-0

2. 87.410ETZP (Marsh)
SAN FRANCISCO LOCAL COASTAL PROGRAM AMENDMENT NO. 1-88 (MAJOR) -
Consideration of Resolution to establish a Richmond/Sunset Special Use District and a Housing Demolition ordinance acknowledgement of the receipt of the California Coastal Commission certification of the

Item #87.410ETZP (Cont)

above-referenced amendment and agreement by the City Planning Commission to issue coastal development permits for the uses included in the approved amendment.

1:57 - 1:58 P.M.

I.A.393 - 427

No public testimony received.

APPROVED, RESOLUTION #11335

VOTE: 7-0

3.

(Passmore)

250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING - Review of Building Permit Application No. 8717463, pursuant to Conditional Use authorization in Resolution No. 5967. Said application proposes a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 sq. ft. of floor area for additional transmitting equipment. The project would also involve rerouting the entry driveway, and removal and planting of trees at the northeast corner of the site. Additionally, antennae would be added to the tower

(Continued from Regular Meeting of April 7, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENTD. ITEMS TO BE CONTINUED OR WITHDRAWN

4. 81.197CC

(Skiffer)

BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86, and 87 in Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.

(Continued from Regular Meeting of March 24, 1988)

(Proposed for continuation to April 28, 1988)

CONTINUED TO APRIL 28, 1988

VOTE: 7-0

5. 88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow CONVERSION OF RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOORS TO COMMERCIAL OFFICE SPACE in the Hayes-Gough Neighborhood Commercial District.
(Continued from Regular Meeting of April 7, 1988)
(Proposed for continuation to May 19, 1988)

CONTINUED TO MAY 19, 1988

VOTE: 7-0

6. 87.477EZ (Casey)
606-618 SANCHEZ STREET, southwest corner of 19th and Sanchez Streets, Lots 1, 1A, 1B, 4, 73, 74, 74A, 82, 83, and 84 in Assessor's Block 3601 - Request to RECLASSIFY property from RH-2 (House, Two-Family) zoning to RH-3 (House, Three-Family) zoning.
(Continued from Regular Meeting of March 17, 1988)
NOTE: This application has been withdrawn.

WITHDRAWN. NO ACTION REQUIRED.

7. 87.695C (Hood)
3340 STEINER STREET, east side between Chestnut and Lombard Streets, Lot 19 in Assessor's Block 491 - Request for authorization of Conditional Use to DEMOLISH A BUILDING CONTAINING ONE DWELLING UNIT in an NC-2 (Small-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of April 7, 1988)
NOTE: This application will be withdrawn.

WITHDRAWN. NO ACTION REQUIRED.

8. 88.100C (Gallagher)
900 COLE STREET, southeast corner of Cole and Carl Streets, Lot 25 in Assessor's Block 1271 - Request for authorization of Conditional Use under City Planning Code Sections 710.42, 719.42 and 186.1 to permit the significant intensification of a full-service restaurant and to establish a Place of Entertainment under Section 710.48 within an existing bar and restaurant in an NC-1 (Neighborhood Commercial Cluster) district, one quarter mile from the Haight Street Neighborhood Commercial District.
(Continued from Regular Meeting of March 31, 1988)
NOTE: This application has been withdrawn.

WITHDRAWN. NO ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 88.106C (Green)
423 COLUMBUS AVENUE, west side between Green and Vallejo Streets, Lot 26 in Assessor's Block 131 - Consideration of final language to APPROVE the authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning

Item #88.106C (Cont)

Code within the North Beach Neighborhood Commercial District. The proposal is to install a self-service cafe with seating for up to 49 persons in approximately 730 square feet of floor area.

(Public Hearing Closed and Continued from Regular Meeting of April 14, 1988)

CONTINUED TO APRIL 28, 1988

VOTE: 7-0

10. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo Street, Lot 16 in Assessor's Block 1616 - Consideration of final language to APPROVE Building Permit Application No. 8709574, proposing demolition of the existing one-story-over-garage single family structure and construction of a two-story-over-garage two family structure in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 14, 1988)

CONTINUED TO APRIL 28, 1988

VOTE: 7-0

11. 87.567D (Nixon)
3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in Assessor's Block 1522 - Consideration of final language to DISAPPROVE Building Permit Application No. 8709572, proposing demolition of the existing single family structure and construction of a two-story-over-garage three family structure in an RM-1 (Mixed Residential, Low Density) district (one unit per 800 sq. ft. of lot area) and a 40-X Height and Bulk District.
(Public Hearing Closed and Continued from Regular Meeting of April 14, 1988)

CONTINUED TO APRIL 28, 1988

VOTE: 7-0

F. REGULAR CALENDAR

12. 88.121C (Gallagher)
3415 CALIFORNIA STREET, south side between Laurel and Locust Streets, Lot 2 in Assessor's Block 1034 - Request for authorization of Conditional Use under Section 303(e) of the City Planning Code for the removal of Conditions of Approval #1 and #5 of Conditional Use #85.510C. The conditions proposed for elimination are square footage and seating limitations, prohibition of a kitchen, and restriction as to the transferability of the Conditional Use for the existing deli restaurant.

2:05 - 2:15 P.M.

I.A.524 - 583

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11336

VOTE: 7-0

13. 88.104C (Green)
200 FILLMORE STREET, northeast corner at Waller Street, Lot 20 in Assessor's Block 859 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to install a restaurant with seating for up to 49 persons within approximately 920 square feet of floor area, and within a 1/4 mile of the more restricted UPPER MARKET Neighborhood Commercial District.
(Continued from Regular Meeting of April 14, 1988)
- 2:15 - 2:25 P.M. I.A.584 - 729
Speakers: 1. Craig Shell - project sponsor. 2. Manuel Mendoza (pro). 3. Cindy DeWitts (pro).
The Commission passed a motion to approve with conditions as drafted by staff. They then rescinded that motion to reconsider the condition on hours of operation.
APPROVED WITH AMENDED CONDITIONS, MOTION #11337 VOTE: 7-0
14. (Bash)
Public hearing on an ordinance to amend the Administrative Code by adding Chapter 56 to authorize Development Agreements.
(Continued from Regular Meeting of April 14, 1988)
- 2:25 - 3:50 P.M. I.A.731 - II.A.183
4:25 - 5:55 P.M. II.A.475 - II.B.835
Speakers: 1. Noreen Ambrose - Deputy City Attorney. 2. Ruth Gravanis - Mission Creek Conservancy. 3. John Bardis - Inner Sunset Action Committee. 4. Chuck Turner - Mission Bay Housing Consortium. 5. Calvin Welch - Council of Community Housing Organizations. 6. Harry O'Brien - Santa Fe Pacific Realty representative. 7. Sue Hestor - San Francisco for Reasonable Growth. 8. Marcia Rosen - San Francisco Lawyers Committee for Urban Affairs.
APPROVED AMENDED ORDINANCE, RESOLUTION #11338 VOTE: 6-1
VOTING NO: COMMISSIONER DICK
15. 87.810D (Casey)
450 STANYAN STREET, St. Mary's Hospital, southeast corner of Hayes and Stanyan Streets, Lot 37 in Assessor's Block 1191 - Consideration of request for Discretionary Review of Building Permit Application No. 8716519 proposing installation of Medical Information System computer receiving and transmitting antenna dish in an RM-2 (Mixed Residential, Moderate Density) district and an 80-E Height and Bulk District.
- 4:10 - 4:15 P.M. II.A.252 - 332
The Commission unanimously passed a motion to allow Commissioner Engmann to abstain.
No public testimony received.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 6-0
ABSTAINED: COMMISSIONER ENGMANN

16. 87.810D (Casey)
450 STANYAN STREET, St. Mary's Hospital, southeast corner of Hayes and Stanyan Streets, Lot 37 in Assessor's Block 1191 - Discretionary Review of Building Permit Application No. 8716519, as described above.

DUE TO ACTION ON ITEM 15, NO ACTION ON THIS ITEM IS NECESSARY.

17. 84.299EC (Scott)
MAIN AND HARRISON STREETS, southwest corner, Lots 1A and 12 in Assessor's Block 3767 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to allow construction of 294 dwelling units in two towers (nine stories at Main Street and eleven stories at Beale Street) above a three level partly below grade base containing 288 parking spaces, 5,700 square feet of commercial space and 16,580 square feet of open space on a 36,437 square foot site. The proposed project is within an RC-4 (Residential-Commercial Combined High Density) district and the Rincon Hill Special Use District.

4:15 - 4:25 P.M.

II.A.334 - 474

Speakers: 1. Jerry Dommer - project architect. 2. Gene De Mar.

CONTINUED TO MAY 5, 1988

VOTE: 7-0

18. 87.690D (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street, Lot 5 in Assessor's Block 1713 - Discretionary Review of Building Permit Application No. 8711879 for construction of a three-story rear addition to a three-story single family structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 31, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 7-0

19. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story-over-garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 31, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 7-0

20. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of March 31, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 7-0

21. 87.619ZE (Bosque)
694-698 PRECITA AVENUE, southwest corner of Precita Avenue, Army Street and York Street, between Florida and Hampshire Streets, Lot 1 in Assessor's Block 5514 - Request to Reclassify property from RH-2 (House, Two-Family) zoning to NC-1 (Neighborhood Commercial Cluster) zoning to permit the ground floor of the existing structure (formerly a terminated nonconforming commercial use) to be used for commercial uses allowed under NC-1 zoning. The proposed reclassification would allow three dwelling units on the subject lot. Said parcel is within the Bernal Heights Special Use District per Resolution No. 1075-87 which imposes interim RH-1 Zoning Restrictions on all RH-2 and RH-3 zoned parcels within this district.

CONTINUED TO MAY 12, 1988

VOTE: 7-0

3:30 P.M.

22. 88.150D (Berkowitz)
38 SAN JOSE AVENUE, west side between 22nd and Alvarado Streets, Lot 37 in Assessor's Block 3633 - Discretionary Review of Building Permit Application No. 8710539 for the CONSTRUCTION OF A THREE-STORY, THREE-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of April 7, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 7-0

23. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 31, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 7-0

24. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of March 31, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 7-0

25. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8705079 and 8705080 for the demolition of a two-story, single family dwelling unit and the CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.

CONTINUED TO MAY 19, 1988

VOTE: 7-0

26. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.

CONTINUED TO MAY 19, 1988

VOTE: 7-0

27. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets, Lot 24 in Assessor's Block 6685 - Consideration of request for Discretionary Review of Building Permit Application No. 8714811 for the CONSTRUCTION OF A THREE-STORY, TWO FAMILY RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.

CONTINUED TO MAY 5, 1988

VOTE: 7-0

28. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets, Lot 24 in Assessor's Block 6685 - Discretionary Review of Building Permit Application No. 8714811, as described above.

CONTINUED TO MAY 5, 1988

VOTE: 7-0

29. 87.582D (Berkowitz)
1230-1260 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots 19, 20, 21 and 22 in Assessor's Block 2821 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8711227, 8711229, 8711234 and 8711237 for the construction of FOUR TWO-STORY, SINGLE FAMILY DWELLINGS in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of January 7, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 7-0

30. 87.582D (Berkowitz)
1230-1260 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots 19, 20, 21 and 22 in Assessor's Block 2821 - Discretionary Review of Building Permit Application Nos. 8711227, 8711229, 8711234 and 8711237, as described above.
(Continued from Regular Meeting of January 7, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 7-0

Adjourned: 5:55 P.M.

SF
C55
#21
4/28/88

S U M M A R Y
OF THE
SPECIAL JOINT MEETING
OF THE
SAN FRANCISCO
RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION
THURSDAY
APRIL 28, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 10 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

PRESENT: City Planning Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Wright.

Recreation and Park Commissioners Eickman, Friend, Harris, Mori and Rodriguez.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY SUSAN BIERMAN AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Stephen Shotland and Lori Yamauchi - Administrative Secretary, City Planning Commission.

1. (Shotland)
Presentation of Report on the 1988-89 Open Space Acquisition and Park Renovation Fund by the General Manager, Recreation and Park Department.

I.A.002 - 477
Mary Burns, General Manager of the Recreation and Park Department, presented her report to the Commissions. The Commissioners inquired about and commented on the after school recreation programs for children, contingency plan for completing programs already begun if Open Space Fund is not renewed, and complaints from the public about the process for evaluating projects requesting funding.

2. (Shotland)
Consideration of Resolution to adopt the recommendations of the Report.

I.A.478 - 885
Speakers: 1. Marguerite Warren. 2. Julius Zamacona. 3. Maureen O'Rorke - Co-chairperson, Open Space Advisory Committee. 4. Harold Hoogasian. 5. Bok Pon.

Item #2 (Cont)

The Commission unanimously passed a motion to allow Commissioner Hu to abstain due to a conflict of interest on a funded project.

APPROVED, RESOLUTION #11339

VOTE: 6-0

ABSTAINED: COMMISSIONER HU

Adjourned: 2:55 P.M.

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 28, 1988
ROOM 282, CITY HALL
2:15 P.M.

NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Wright.

2:15 P.M.

MEETING WAS CALLED TO ORDER BY SUSAN BIERMAN AT 3:15 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Barbara Sahm, Ivan Christie, Sally Maxwell, Gerald Green, Jim Nixon, Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORTB. COMMISSIONERS' QUESTIONS AND MATTERS1. ELECTION OF OFFICERS

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

3:15 - 3:17 P.M.

I.B.086 - 106

PASSED MOTIONS TO ELECT SUSAN BIERMAN AS PRESIDENT AND
DOUGLAS ENGMANN AS VICE PRESIDENT

VOTE: 6-0

2. Consideration of Resolutions of Recognition and Appreciation to Toby Rosenblatt, Dr. Yoshio Nakashima and Bernice Hemphill for their service on the City Planning Commission.

3:17 - 3:20 P.M.

I.B.107 - 230

APPROVED RESOLUTION FOR TOBY ROSENBLATT,
RESOLUTION #11340

VOTE: 7-0

APPROVED RESOLUTION FOR YOSHIO NAKASHIMA,
RESOLUTION #11341

VOTE: 7-0

APPROVED RESOLUTION FOR BERNICE HEMPHILL,
RESOLUTION #11342

VOTE: 7-0

C. PUBLIC COMMENT

Speakers: 1. John Bardis - Identifying five largest industries in San Francisco. 2. Bok Pon, American-Chinese Association - Information on Discretionary Review cases.

D. ITEMS TO BE CONTINUED

3. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of April 21, 1988)
(Proposed for continuation to May 5, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 7-0

4. 88.195C (Marsh)
1596-1598 FULTON STREET, northeast corner at Lyon Street, Lot 21A in Assessor's Block 1177 - Request for authorization of Conditional Use to permit a Residential Care Facility or a Group Housing Facility for up to 20 AIDS residents and to permit a church (chapel) to be sponsored by Missionaries of Charity (Mother Teresa of Calcutta) in an RH-3 (House, Three-Family) district.
(Proposed for continuation to May 5, 1988)

CONTINUED TO MAY 5, 1988

VOTE: 7-0

5. 86.58ER (Marsh)
CALIFORNIA ACADEMY OF SCIENCES - Review for consistency with the Master Plan of a proposal to renovate and expand the California Academy of Sciences facilities in Golden Gate Park to provide space for public exhibit, visitor service and research collections of the Academy.
(Proposed for continuation to May 19, 1988)

REMOVED FROM CALENDAR.
CONTINUED INDEFINITELY.

6. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655 and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 31, 1988)
(Proposed for continuation to May 19, 1988)

CONTINUED TO MAY 19, 1988

VOTE: 7-0

7. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for continuation to May 26, 1988)

CONTINUED TO JUNE 30, 1988

VOTE: 7-0

8. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of February 11, 1988)
(Proposed for continuation to May 26, 1988)

CONTINUED TO JUNE 30, 1988

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 88.106C (Green)
423 COLUMBUS AVENUE, west side between Green and Vallejo Streets, Lot 26 in Assessor's Block 131 - Consideration of final language to APPROVE the authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within the North Beach Neighborhood Commercial District. The

Item #88.106C (Cont)

proposal is to install a self-service cafe with seating for up to 49 persons in approximately 730 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of April 21, 1988)

PASSED MOTION TO REOPEN PUBLIC HEARING AND CONTINUE TO
MAY 26, 1988

VOTE: 7-0

10. 87.566D

(Nixon)

798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo Street, Lot 16 in Assessor's Block 1616 - Consideration of final language to APPROVE Building Permit Application No. 8709574, proposing demolition of the existing one-story-over-garage single family structure and construction of a two-story-over-garage two family structure in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 21, 1988)

PASSED MOTION TO REOPEN PUBLIC HEARING AND CONTINUE TO
MAY 19, 1988

VOTE: 7-0

11. 87.567D

(Nixon)

3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in Assessor's Block 1522 - Consideration of final language to DISAPPROVE Building Permit Application No. 8709572, proposing demolition of the existing single family structure and construction of a two-story-over-garage three family structure in an RM-1 (Mixed Residential, Low Density) district (one unit per 800 sq. ft. of lot area) and a 40-X Height and Bulk District.
(Public Hearing Closed and Continued from Regular Meeting of April 21, 1988)

PASSED MOTION TO REOPEN PUBLIC HEARING AND CONTINUE TO
MAY 19, 1988

VOTE: 7-0

F. REGULAR CALENDAR

12. 86.58E

(Christie)

CALIFORNIA ACADEMY OF SCIENCES, Golden Gate Park, Lot 1 in Assessor's Block 1703 - Certification of the Final Environmental Impact Report for the construction of 56,200 gross square feet of new floor area, renovation of approximately 49,585 gross square feet of existing area, and closure of approximately 23,800 gross square feet of existing public area. The project would not result in new construction outside the footprint of the existing facility; no additional park property would be occupied.

3:40 - 4:30 P.M.

I.B.540 - II.A.259

The Commissioners inquired about parking and traffic impacts. Instead of finding that parking impacts were significant, the Commission requested additional information on internal traffic in

Item #86.58E (Cont)

Golden Gate Park at the hearing on the Master Plan referral for the project.

APPROVED CERTIFICATION, MOTION #11343

VOTE: 7-0

13. 88.125C

(Green)

1318-1320 - 7TH AVENUE, east side between Judah and Irving Streets, Lot 33 in Assessor's Block 1701 - Request for authorization of Conditional Use to convert a second floor RESIDENTIAL UNIT TO A PERSONAL SERVICE (Section 790.116) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to convert a second floor dwelling unit, within a three (3) story building under construction, to men's and women's locker facilities for a first story fitness center. The third floor of the building will contain two (2) dwelling units.

4:30 - 5:30 P.M.

II.A.262 - II.B.272

Speakers: 1. Darcy Cohn (con). 2. Marcy Cohn (con). 3. Pinky Kushner (con). 4. Paul Chao - project architect. 5. Eugenia Soval - Health Club business owner. 6. Frank Yuen - property owner. 7. John Bardis - Inner Sunset Action Committee (con).

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON

MAY 5, 1988

VOTE: 5-2

VOTING NO: COMMISSIONERS KARASICK AND WRIGHT

14. 88.145C

(Green)

1910 AND 1914 FILLMORE STREET, east side between Bush and Pine Streets, Lot 20 in Assessor's Block 660 - Request for authorization of Conditional Use to expand an existing FULL-SERVICE RESTAURANT (Section 790.92) within the Upper Fillmore Neighborhood Commercial District. The proposal is to expand the existing restaurant at 1914 Fillmore Street from approximately 1,300 square feet and seating for 32 persons to approximately 2,544 square feet and seating for up to 49 persons resulting in the merging of 1910 Fillmore Street with 1914 Fillmore Street.

5:30 - 5:38 P.M.

II.B.291 - 390

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11344

VOTE: 7-0

15. 88.141C

(Green)

5440 AND 5454 MISSION STREET, north side between Foote and Ottawa Avenues, Lots 1A and 4 in Assessor's Block 7044A - Request for authorization of Conditional Use to expand the existing parking lot for the McDonald's Restaurant (Large Fast-Food Restaurant, Section 790.91) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing 21 space parking lot at 5454 Mission Street to include 5440 Mission Street for a total number of 36 parking spaces on two lots with a total area of approximately 26,199 square feet.

CONTINUED TO MAY 26, 1988

VOTE: 7-0

16. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Consideration of Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 14, 1988)

CONTINUED TO MAY 19, 1988

VOTE: 7-0

17. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676, as described above.
(Continued from Regular Meeting of April 14, 1988)

CONTINUED TO MAY 19, 1988

VOTE: 7-0

18. 87.559D (Nixon)
1308 ULLOA STREET, north side between 14th and 15th Avenues, Lot 13A in Assessor's Block 2411 - Consideration of request for Discretionary Review of Building Permit Application No. 8710252 proposing construction of a two-story-over-garage, single family structure on a vacant lot in an RH-1 (House, One-Family) district and a 40-X Height and Bulk District.

5:40 - 5:55 P.M.

II.B.392 - 738

Speakers: 1. Bud Wilson - Greater West Portal Neighborhood Association (pro-DR). 2. Tom Landers - project sponsor.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 7-0

19. 87.559D (Nixon)
1308 ULLOA STREET, north side between 14th and 15th Avenues, Lot 13A in Assessor's Block 2411 - Discretionary Review of Building Permit Application No. 8710252, as described above.

DUE TO ACTION ON ITEM 18, NO ACTION ON THIS ITEM IS NECESSARY.

20. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Consideration of request for Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one-story-over-garage single family structure in an RH-2 (House, Two-Family) district.

CONTINUED TO MAY 12, 1988

VOTE: 7-0

21. 88.069D

(Nixon)

440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412, as described above.

CONTINUED TO MAY 12, 1988

VOTE: 7-0

Adjourned: 6:00 P.M.

CPC 267

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 5, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 27 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Vincent Marsh, Susana Montana, Irene Nishimura, Gerald Green, Lois Scott, Michael Berkowitz and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Passmore)
250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING - Review of Building Permit Application No. 8717463, pursuant to Conditional Use authorization in Resolution No. 5967. Said application proposes a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 sq. ft. of floor area for additional transmitting equipment. The project would also involve rerouting the entry driveway, and removal and planting of trees at the northeast corner of the site. Additionally, antennae would be added to the tower.
(Continued from Regular Meeting of April 21, 1988)

1:45 - 2:30 P.M.

I.A.015 - 710

Speakers: 1. Ramona - Twin Peaks Council (con). 2. George Carr - representing Allan Smith (con). 3. John Bardis - Inner Sunset Action Committee (con). 4. Margaret Verges - Presidio Avenue Association of Concerned Neighbors (con). 5. Ed Wynne - project sponsor's representative. 6. Dr. Saunders - Health Department representative.

CONTINUED TO JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENT

Speaker: William Swartzman - in support of 1596 Fulton Street application.

D. ITEMS TO BE CONTINUED

2. 87.431C (Miller)
875 POST STREET, south side between Hyde and Leavenworth Streets, Lot 14 in Assessor's Block 303 - Request for authorization of Conditional Use to permit the conversion of a disused bathhouse to ten residential hotel rooms (group housing/boarding) with a community kitchen without the provision of the otherwise required three off-street parking spaces in an RC-4 (Residential-Commercial Combined, High Density) district and in the North of Market Special Use District.
(Proposed for continuation to May 12, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

3. 88.054E (Deutsch)
RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeal of Preliminary Negative Declaration on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts generally located east of Arguello Boulevard, Stanyan Street, and the Mount Sutro and Forest Hills/West Portal districts to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.
(Continued from Regular Meeting of March 17, 1988)
(Proposed for continuation to May 19, 1988)

CONTINUED TO May 19, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

4. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 14, 1988)
(Proposed for continuation to May 19, 1988)

CONTINUED TO MAY 19, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

5. 86.7070 (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Continued from Regular Meeting of April 14, 1988)
(Proposed for continuation to May 19, 1988)

CONTINUED TO MAY 19, 1988
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

6. 87.8030 (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881 for the EXCAVATION AND GRADING OF LOTS for single family homes in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 7, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

7. 87.8030 (Berkowitz)
241, 245, 259 AND 265 SANTOS STREET, east side between Geneva and Velasco Avenues, Lots 8T, 8U, 8V, and 9 in Assessor's Block 6322 - Discretionary Review of Building Permit Application Nos. 8717034, 8717879, 8717880 and 8717881, as described above.
(Continued from Regular Meeting of April 7, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 88.125C (Green)
1318-1320 - 7TH AVENUE, east side between Judah and Irving Streets, Lot 33 in Assessor's Block 1701 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to convert a second floor RESIDENTIAL UNIT TO A PERSONAL SERVICE (Section 790.116) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to convert a second floor dwelling unit, within a three (3) story building under construction, to men's and women's locker facilities for a first story fitness center. The third floor of the building will contain two (2) dwelling units.
(Public Hearing Closed and Continued from Regular Meeting of April 28, 1988)

DISAPPROVED, MOTION #11346
VOTING NO: COMMISSIONERS KARASICK AND WRIGHT

VOTE: 5-2

F. REGULAR CALENDAR

9. 88.041ET (Montana)
CITY-WIDE LIVE/WORK ZONING LEGISLATION - Consideration of proposed City Planning Code text amendments to create new categories of uses called live/work units and commercial and cultural arts activities, to create certain parking and open space standards for these uses, and to permit commercial and cultural arts activities and live/work units limited to commercial and cultural arts activities as a principal use in commercial and industrial (RC, C-1, C-2, C-3, C-M, M-1, and M-2) districts and to permit live/work units limited to commercial and cultural arts activities as a conditional use in existing, non-residential structures in residential (RH and RM) districts.
(Continued from Regular Meeting of April 7, 1988)

4:00 - 5:40 P.M.

I.B.837 - II.B.488

Speakers: 1. Patricia Ravarra. 2. Richard Mayer - Artists Equity Association. 3. Ralph Payne (pro). 4. Mike Berline (con). 5. Michelle LeFontay. 6. Bobbie Honey. 7. Joshua Simon - Project Artaud. 8. Walter Alter. 9. Mark Rennie - SOMA Development Company. 10. Clark Manus - AIA Urban Design Committee.

APPROVED WITH AMENDMENTS (i.e. deletion of Section 233(b), (c) and (d); mandated review after three years),

RESOLUTION #11347

VOTE: 7-0

NOTE: A motion to include literary artists in the definition of art failed by a vote of 2-4, Commissioners Engmann, Hu, Karasick and Wright dissenting.

10. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of April 28, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

11. 88.195C (Marsh)
1596-1598 FULTON STREET, northeast corner at Lyon Street, Lot 21A in Assessor's Block 1177 - Request for authorization of Conditional Use to permit a Residential Care Facility or a Group Housing Facility for

Item #88.195C (Cont)

up to 20 AIDS residents and to permit a church (chapel) to be sponsored by Missionaries of Charity (Mother Teresa of Calcutta) in an RH-3 (House, Three-Family) district.

(Continued from Regular Meeting of April 28, 1988)

2:40 - 3:35 P.M.

I.A. 809 - I.B.784

Speakers: 1. Marcee Murphree - project sponsor's representative. 2. Sister Sylvia - Sisters of Charity. 3. Richie Vezzelli - St. Claire's Hospital in New York (pro). 4. Coco Drake - Haight Ashbury Cooperative Nursery School (pro). 5. Michael Melon (pro). 6. Paul Volberding - San Francisco General Hospital, AIDS Clinic (pro). 7. Wade Joffrion (pro). 8. Don Castillo (pro). 9. Father Fessie (pro). 10. Gloria Wiggins (pro). 11. Ronald Wilkinson (con). 12. Margaret Verges - Presidio Avenue Association of Concerned Neighbors (con). 13. Fred Wagner - Anza Vista Civic Improvement Club. 14. Ida Strickland. 15. Roan Michaels (con). 16. Madeline Smiley. 17. Ramona Albright.

APPROVED WITH CONDITIONS, MOTION #11345

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

12. 88.096C

(Nishimura)

3164 SACRAMENTO STREET, north side between Lyon and Baker Streets, Lot 13 in Assessor's Block 1006 - Request for authorization of Conditional Use to extend the termination date for an additional ten (10) years of a nonconforming steam laundry plant use within an approximate total floor area of 2,300 square feet in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of April 7, 1988)

5:58 - 6:20 P.M.

II.B.506 - 798

Speakers: 1. Lee Woods - project sponsor's representative. 2. Stephen Lee - property owner. 3. Wayne Schotten - acoustical engineer.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS (i.e. hours from 8:30 a.m. to 6:00 p.m., insulation to contain noise, meeting all Health and Building Code requirements, work completed within 8 months of approval)

VOTING NO: COMMISSIONER WRIGHT

VOTE: 6-1

13. 88.099P

(Nishimura)

4635 CABRILLO STREET, south side between 47th and 48th Avenues, Lot 1C in Assessor's Block 1690 - Request for Coastal Zone Permit to demolish a wood-frame commercial building and to construct a three-story-over-garage residential building containing three family dwelling units on a 2,750 square foot lot within an RM-1 (Mixed Residential, Low Density) district.

CONTINUED TO MAY 12, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

14. 87.786D (Green)
733 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 44 in Assessor's Block 2408 - Consideration of request for Discretionary Review of Building Permit Application No. 8716314 to construct a new three (3) story over basement mixed use building with ground floor commercial area, second story office space, a total of three (3) dwelling units on two (2) floors and basement parking garage to be shared with the adjacent property (743 Taraval Street) in an NC-2 (Small-Scale Neighborhood Commercial) district.

6:20 - 6:30 P.M.

II.B.799 - 893

No public testimony received.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

15. 87.786D (Green)
733 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 44 in Assessor's Block 2408 - Discretionary Review of Building Permit Application No. 8716314, as described above.

DUE TO ACTION ON ITEM 14, NO ACTION ON THIS ITEM IS NECESSARY.

16. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Consideration of request for Discretionary Review of Building Permit Application No. 8711376 to alter the second floor of a four-story-over-basement building still under construction and to convert the original design for dwelling units to commercial space in the North Beach Neighborhood Commercial District.

6:30 - 6:40 P.M.

II.B.894 - III.A.223

Speakers: 1. Bruce Bauman - project sponsor. 2. Peter Hediaros - Telegraph Hill Dwellers (con). 3. Jim Stephens - North Beach Neighbors (con). 4. Joe O'Donoghue - Residential Builders Association (pro).

CONTINUED TO MAY 12, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

17. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Discretionary Review of Building Permit Application No. 8711376, as described above.

CONTINUED TO MAY 12, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

4:00 P.M.

18. 84.299EC (Scott)
MAIN AND HARRISON STREETS, southwest corner, Lots 1A and 12 in Assessor's Block 3767 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to allow construction of 294 dwelling

Item #84.299EC (Cont)

units in two towers (nine stories at Main Street and eleven stories at Beale Street) above a three level partly below grade base containing 288 parking spaces, 5,700 square feet of commercial space and 16,580 square feet of open space on a 36,437 square foot site. The proposed project is within an RC-4 (Residential-Commercial Combined High Density) district and the Rincon Hill Special Use District.

(Continued from Regular Meeting of April 21, 1988)

6:40 - 8:35 P.M.

III.A.224 - IV.A.017

Speakers: 1. Jerry Dommer - project architect. 2. Alice Carey - Rin-Ten-Ten. 3. Chris Bonfatti (con). 4. Calvin Welch. 5. Ron Watkins - project sponsor. 6. Tom Cook - Bay Area Council (pro). 7. Walter Caplan - attorney for Rin-Ten-Ten. 8. Sue Hestor.

APPROVED WITH CONDITIONS, MOTION #11348

VOTE: 7-0

19. 88.150D

(Berkowitz)

38 SAN JOSE AVENUE, west side between 22nd and Alvarado Streets, Lot 37 in Assessor's Block 3633 - Discretionary Review of Building Permit Application No. 8710539 for the CONSTRUCTION OF A THREE-STORY, THREE-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.

(Continued from Regular Meeting of April 21, 1988)

8:35 - 9:30 P.M.

IV.A.022 - 848

Speakers: 1. Bruce Bauman - project sponsor's representative. 2. James Mullins - project sponsor. 3. Carla Kiss - South Mission Neighborhood Association (pro). 4. Terry Mullins (pro). 5. Edward Mullins (pro). 6. Joe O'Donoghue - Residential Brothers Association (pro). 7. Thomas J. Mellon, Jr. - representative of neighbors. 8. Len Mahia - Discretionary Review requestor. 9. Louise Magliosi (con). DISAPPROVED, MOTION #11349

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

20. 87.584D

(Berkowitz)

3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of April 21, 1988)

CONTINUED TO MAY 19, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

21. 87.584D

(Berkowitz)

3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.

(Continued from Regular Meeting of April 21, 1988)

CONTINUED TO MAY 19, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

22. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets,
Lot 24 in Assessor's Block 6685 - Consideration of request for
Discretionary Review of Building Permit Application No. 8714811 for
the CONSTRUCTION OF A THREE-STORY, TWO FAMILY RESIDENTIAL BUILDING in
an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 21, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

23. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets,
Lot 24 in Assessor's Block 6685 - Discretionary Review of Building
Permit Application No. 8714811, as described above.
(Continued from Regular Meeting of April 21, 1988)

CONTINUED TO MAY 12, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

24. 87.582D (Berkowitz)
1230-1260 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots
19, 20, 21, and 22 in Assessor's Block 2821 - Consideration of
request for Discretionary Review of Building Permit Application Nos.
8711227, 8711229, 8711234 and 8711237 for the construction of FOUR
TWO-STORY, SINGLE FAMILY DWELLINGS in an RH-1 (House, One-Family)
district.
(Continued from Regular Meeting of April 21, 1988)

9:30 - 9:50 P.M.

IV.A.850 - IV.B.314

Speakers: 1. Edward Friend - Midtown Terrace Homeowners Association
(pro-DR). 2. John Bakalian - project sponsor's representative.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER WRIGHT

25. 87.582D (Berkowitz)
1230-1260 TWIN PEAKS BOULEVARD, north side near Panorama Drive, Lots
19, 20, 21, and 22 in Assessor's Block 2821 - Discretionary Review of
Building Permit Application Nos. 8711227, 8711229, 8711234 and
8711237, as described above.
(Continued from Regular Meeting of April 21, 1988)

DUE TO ACTION ON ITEM 24, NO ACTION ON THIS ITEM IS NECESSARY.

Adjourned: 9:50 P.M.

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5/12/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 12, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 27 1988

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NOTE: The numerals and letters noted after each item denote the starting and ending points on the tape(s) for the meeting. (Example: I.A. 013 - I.B. 479 means Tape 1, side A, counter 013 to Tape 1, side B, counter 479).

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Wright.

12:00 NOON

FIELD TRIP - To view the sites of matters to be heard by the Commission.
(NOTE: The Commission will meet at the offices of the Department of City Planning at 450 McAllister Street, Room 600.)

Commissioners Bierman, Dick, Hu and Morales in attendance completed the field trip. They visited the following sites: Blackstone Court, 1231 - 37th Avenue, 440 - 43rd Avenue, 277 - 7th Avenue, and 694-698 Precita Avenue.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:48 P.M.

Staff in attendance: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Angelica Chiong, Jonathan Malone, Jim Nixon, Gerald Green, Rosemary Bosque and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 88.255T (Edelin)
Consideration of Resolution of intent to initiate an amendment to the City Planning Code and other Appropriate Codes to establish new fees and modify existing fees for applications requiring review by the City Planning Commission, Department of City Planning and Zoning Administration.

No public testimony received.
APPROVED, RESOLUTION #11350
ABSENT: COMMISSIONER KARASICK

VOTE: 6-0

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENT

Speaker: Edith McMillan - fees for Discretionary Review.

D. ITEMS TO BE CONTINUED

2. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of May 5, 1988)
(Proposed for continuation to May 19, 1988)

CONTINUED TO MAY 19, 1988

VOTE: 6-0

ABSENT: COMMISSIONER KARASICK

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.096C (Nishimura)
3164 SACRAMENTO STREET, north side between Lyon and Baker Streets, Lot 13 in Assessor's Block 1006 - Consideration of final language to
- APPROVE the authorization of Conditional Use to extend the termination date for an additional ten (10) years of a nonconforming steam laundry plant use within an approximate total floor area of 2,300 square feet in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of May 5, 1988)

2:05 - 2:22 P.M.

I.A.234 - 577

Speaker: Lee Woods - representative of project sponsor.
APPROVED WITH AMENDED CONDITIONS (I.E. EQUIPMENT HOURS LIMITED FROM 8:00 A.M. to 6:30 P.M., MONDAYS THROUGH SATURDAYS, AND BUSINESS HOURS LIMITED FROM 7:00 A.M. TO 7:00 P.M., MONDAYS THROUGH SATURDAYS),
MOTION #11351

VOTE: 6-1

VOTING NO: COMMISSIONER WRIGHT

F. REGULAR CALENDAR

4. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets, Lot 24 in Assessor's Block 6685 - Consideration of request for Discretionary Review of Building Permit Application No. 8714811 for the CONSTRUCTION OF A THREE-STORY, TWO FAMILY RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 5, 1988)

2:22 - 2:25 P.M.

I.A.578 - 663

Items 4 and 5 were heard together.

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Karen Molney.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

5. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets, Lot 24 in Assessor's Block 6685 - Discretionary Review of Building Permit Application No. 8714811, as described above.
(Continued from Regular Meeting of May 5, 1988)

2:25 - 2:38 P.M.

I.A.664 - 773

See Item 4 for speakers.

CONTINUED TO MAY 19, 1988

VOTE: 7-0

6. 88.099P (Nishimura)
4635 CABRILLO STREET, south side between 47th and 48th Avenues, Lot 1C in Assessor's Block 1690 - Request for Coastal Zone Permit to demolish a wood-frame commercial building and to construct a three-story-over-garage residential building containing three family dwelling units on a 2,750 square foot lot within an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of May 5, 1988)

2:39 - 2:50 P.M.

I.A.774 - I.B.008

Speaker: Alice Barkley - project sponsor's representative.

CONTINUED TO MAY 19, 1988

VOTE: 7-0

7. 88.189C (Nishimura)
800 TURK STREET, northwest corner at Franklin Street, Lot 18 in Assessor's Block 744 - Request for authorization of Conditional Use to extend the termination date for an additional ten years to June 2000 of a nonconforming gasoline service station on a site area of 11,000 square feet within an RM-4 (Mixed Residential, High Density) district.

CONTINUED TO JUNE 2, 1988

VOTE: 6-0

ABSENT: COMMISSIONER KARASICK

8. 87.538EACV (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court,
Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation
of the Landmarks Preservation Advisory Board to approve a Certificate
of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of April 7, 1988)

2:51 - 3:30 P.M.

I.B.036 - 648

Speakers: 1. Jane Howell (con). 2. Jeremy Kotas - project architect.
CONTINUED TO MAY 19, 1988 VOTE: 7-0

9. 87.431C (Miller)
875 POST STREET, south side between Hyde and Leavenworth Streets, Lot
T4 in Assessor's Block 303 - Request for authorization of Conditional
Use to permit the conversion of a disused bathhouse to ten
residential hotel rooms (group housing/boarding) with a community
kitchen without the provision of the otherwise required three
off-street parking spaces in an RC-4 (Residential-Commercial
Combined, High Density) district and in the North of Market Special
Use District.
(Continued from Regular Meeting of May 5, 1988)

CONTINUED TO MAY 26, 1988

VOTE: 6-0

ABSENT: COMMISSIONER KARASICK

10. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement
Street, Lot 27 in Assessor's Block 1474 - Consideration of request
for Discretionary Review of Building Permit Application No. 8710412
proposing the addition of one story and one dwelling unit to the
existing one-story-over-garage single family structure in an RH-2
(House, Two-Family) district.
(Continued from Regular Meeting of April 28, 1988)

3:30 - 3:35 P.M.

I.B.650 - 900

3:55 - 4:05 P.M.

The Commission took a recess from 3:40 to 3:55 P.M.

Speakers: 1. Charles Woodrow (con). 2. Niko Slovachika (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

11. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement
Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of
Building Permit Application No. 8710412, as described above.
(Continued from Regular Meeting of April 28, 1988)

4:57 - 5:40 P.M.

II.A.734 - II.B.520

Speakers: 1. Linda Tsai - project sponsor. 2. Henry Chan - project
sponsor. 3. Chi-Hsa Lui (pro). 4. Gladys Chu (pro). 5. Jake
McGoIdrick - Richmond Community Association (con).

CONTINUED TO JUNE 16, 1988

VOTE: 7-0

12. 87.690D (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street,
Lot 5 in Assessor's Block 1713 - Discretionary Review of Building
Permit Application No. 8711879 for construction of a three-story rear
addition to a three-story single family structure in an RH-1 (House,
One-Family) district.
(Continued from Regular Meeting of April 21, 1988)

4:06 - 4:55 P.M.

I.B.900 - II.A.733

Speakers: 1. Philip Tom - project architect. 2. Leonard Price
(con). 3. Katina Price (con).

CONTINUED TO MAY 19, 1988

VOTE: 7-0

13. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Consideration of request for
Discretionary Review of Building Permit Application No. 8615315
proposing addition of one story and one dwelling unit to the existing
two-story-over-garage, two-unit structure in an RM-1 (Mixed
Residential, Low Density) district and a 40-X Height and Bulk
District.
(Continued from Regular Meeting of April 21, 1988)

CONTINUED TO MAY 26, 1988

VOTE: 6-0

ABSENT: COMMISSIONER KARASICK

14. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Discretionary Review of Building
Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of April 21, 1988)

CONTINUED TO MAY 26, 1988

VOTE: 6-0

ABSENT: COMMISSIONER KARASICK

4:30 P.M.

15. 88.79C (Green)
430 JUDAH STREET, northeast corner of 10th Avenue, Lot 21 in
Assessor's Block 1764 - Request for authorization of Conditional Use
to allow demolition of a two (2) story building containing a second
story dwelling unit and an abandoned auto service station within an
NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is
to replace the existing buildings with a new two (2) story mixed use
building containing ground floor commercial space, second story
office space, and two (2) second story dwelling units with off-street
parking provided at grade level, on a lot approximately 4,700 square
feet in size.
(Continued from Regular Meeting of April 14, 1988)

APPLICATION WITHDRAWN. NO ACTION REQUIRED.

16. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Consideration of request for Discretionary Review of Building Permit Application No. 8711376 to alter the second floor of a four-story-over-basement building still under construction and to convert the original design for dwelling units to commercial space in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of May 5, 1988)

CONTINUED TO MAY 26, 1988

VOTE: 7-0

17. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Discretionary Review of Building Permit Application No. 8711376, as described above.
(Continued from Regular Meeting of May 5, 1988)

CONTINUED TO MAY 26, 1988

VOTE: 7-0

18. 88.190C (Green)
546 VALENCIA STREET, west side between 16th and 17th Streets, Lot 7 in Assessor's Block 3568 - Request for authorization of Conditional Use to upgrade an existing Alcoholic Beverage Control license resulting in the establishment of a bar as defined by Section 790.22 of the City Planning Code within the Valencia Neighborhood Commercial District. The proposal is to convert an existing type 41 (beer and wine on-sale) ABC license to a type 47 (general, on-sale) license without physical alteration to the existing establishment approximately 1,380 square feet in size.

5:40 - 5:45 P.M.

II.B.548 - 607

Speaker: Amparo Vigil - representative of project sponsor.
APPROVED WITH CONDITIONS, MOTION #11352

VOTE: 7-0

19. 88.192C (Green)
2425 FILLMORE STREET, west side between Jackson and Washington Streets, Lot 5 in Assessor's Block 606 - Request for authorization of Conditional Use to reduce the amount of required residential parking within the Upper Fillmore Neighborhood Commercial District. The proposal is to convert parking area on the ground floor of the three (3) story over basement building to commercial floor area for retail use thereby eliminating existing parking.

5:45 - 6:20 P.M.

II.B.608 - III.A.192

Speakers: 1. Jack Scott - representative of project sponsor. 2. Jake McGoldrick. 3. Lee Dorfman - property owner.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON

MAY 19, 1988

VOTE: 4-3

VOTING NO: COMMISSIONERS ENGMANN, HU AND MORALES

20. 88.019D (Bosque)
375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Discretionary Review of Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of April 14, 1988)

6:21 - 6:32 P.M.

III.A.193 - 395

Speakers: 1. Rafael Ramirez - project sponsor. 2. Peter Zuris (con).
PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON
MAY 19, 1988

VOTE: 7-0

21. 87.619ZE (Bosque)
694-698 PRECITA AVENUE, southwest corner of Precita Avenue, Army Street and York Street, between Florida and Hampshire Streets, Lot 1 in Assessor's Block 5514 - Request to Reclassify property from RH-2 (House, Two-Family) zoning to NC-1 (Neighborhood Commercial Cluster) zoning to permit the ground floor of the existing structure (formerly a terminated nonconforming commercial use) to be used for commercial uses allowed under NC-1 zoning. The proposed reclassification would allow three dwelling units on the subject lot. Said parcel is within the Bernal Heights Special Use District per Resolution No. 1075-87 which imposes interim RH-1 Zoning Restrictions on all RH-2 and RH-3 zoned parcels within this district.
(Continued from Regular Meeting of April 21, 1988)

6:32 - 7:10 P.M.

III.A.396 - 903

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Terry Milne - Bernal Heights East Slope Design Review Board (con). 3. Kathy Anders (con). 4. Jill Wynns (con).
DISAPPROVED, RESOLUTION #11353
VOTING NO: COMMISSIONER HU

VOTE: 6-1

Adjourned: 7:10 P.M.

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5/19/88

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 19, 1988
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Wright.

FIELD TRIP

To view the sites of matters to be heard by the Commission.
(NOTE: The Commission will meet at the offices of the Department of City Planning at 450 McAllister Street, Room 600.)

Commissioners in attendance: Commissioners Bierman, Dick and Morales.
Sites visited: 798 - 26th Avenue, 3132 Anza Street, 832 Noe Street.
COMPLETED

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:48 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Vincent Marsh, Thomas Casey, Jonathan Malone, Jim Nixon, Michael Berkowitz and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

Mr. Macris informed on and invited the Commission to the informal design review by two architectural panelists, Bob Stoller and Bob Campbell, of four projects potentially competing in this year's Office Development Limitation Program. Lois Scott, representing the Municipal Planners Association, spoke on the Department staff's desire to hear about the design review process.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

Speakers: 1. Alice Barkley - 235 Whitney Street. 2. Jon Twichell - Duncan-Newbury Neighborhood Association. 3. Jeremy Kotas - 610 Duncan Street.

D. ITEMS TO BE CONTINUED

1. 88.234Q (Hood)
2111 FRANKLIN STREET, northwest corner of Franklin and Jackson Streets, Lots 59 through 68 in Assessor's Block 593 - Request for

Item #88.234Q (Cont)

exception from the low moderate-income housing provision of the Subdivision Code and review for consistency with the Master Plan of an existing 10-unit residential condominium building in an RM-3 (Mixed Residential, Medium Density) district. (Joint hearing with the Department of Public Works.)

(Proposed for continuation to June 16, 1988)

CONTINUED TO JUNE 16, 1988

VOTE: 7-0

2. 88.054E

(Deutsch)

RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeal of Preliminary Negative Declaration on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts (except such areas included in Richmond/Sunset Interim Controls) to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.

(Continued from Regular Meeting of May 5, 1988)

(Proposed for continuation to June 16, 1988)

CONTINUED TO JUNE 16, 1988

VOTE: 7-0

3. 87.488ESD

(Berkowitz)

897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655, and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of April 28, 1988)

(Proposed for continuation to July 7, 1988)

CONTINUED TO JULY 7, 1988

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 88.192C

(Green)

2425 FILLMORE STREET, west side between Jackson and Washington Streets, Lot 5 in Assessor's Block 606 - Consideration of final language to APPROVE the authorization of Conditional Use to reduce the amount of required residential parking within the Upper Fillmore Neighborhood Commercial District. The proposal is to convert parking area on the ground floor of the three (3) story over basement building to commercial floor area for retail use thereby eliminating existing parking.

(Public Hearing Closed and Continued from Regular Meeting of May 12, 1988)

APPROVED WITH CONDITIONS, MOTION #11354

VOTE: 4-3

VOTING NO: COMMISSIONERS ENGMANN, HU AND MORALES

5. 88.019D (Bosque)
375 AND 381 POTRERO AVENUE, east side between 16th and 17th Streets, Lot 22 in Assessor's Block 3961 - Consideration of final language to DISAPPROVE Building Permit Application Nos. 8611883 and 8707404. Building Permit Application No. 8611883 is for abatement of Building Code/Planning Code Violations with a proposed 2nd and 3rd story horizontal extension of an existing building to intensify existing manufacturing and office uses. Building Permit Application No. 8707404 proposes construction of a new adjacent four-story office building. The subject parcel is in an M-1 (Light Industrial) district.
(Public Hearing Closed and Continued from Regular Meeting of May 12, 1988)

DISAPPROVED, MOTION #11355

VOTE: 7-0

F. REGULAR CALENDAR

6. 88.099P (Chiong)
4635 CABRILLO STREET, south side between 47th and 48th Avenues, Lot 1C in Assessor's Block 1690 - Request for Coastal Zone Permit to demolish a wood-frame commercial building and to construct a three-story-over-garage residential building containing three-family dwelling units on a 2,750 square foot lot within an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of May 12, 1988)

CONTINUED TO MAY 26, 1988

VOTE: 7-0

7. 88.214D (Hood)
109 LIBERTY STREET, south side between Guerrero and Dolores Streets, Lot 75 in Assessor's Block 3607 - Consideration of request for Discretionary Review of Building Permit Application No. 8803925 to merge five dwelling units into four dwelling units.

CONTINUED TO JUNE 2, 1988

VOTE: 7-0

8. 88.214D (Hood)
109 LIBERTY STREET, south side between Guerrero and Dolores Streets, Lot 75 in Assessor's Block 3607 - Discretionary Review of Building Permit Application No. 8803925, as described above.

CONTINUED TO JUNE 2, 1988

VOTE: 7-0

9. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space,

Item #81.197CC (Cont)

approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.

(Continued from Regular Meeting of May 12, 1988)

CONTINUED TO MAY 26, 1988

VOTE: 7-0

10. 86.58ER

(Marsh)

CALIFORNIA ACADEMY OF SCIENCES - Review for consistency with the Master Plan of a proposal to renovate and expand the California Academy of Sciences facilities in Golden Gate Park to provide space for public exhibit, visitor service and research collections of the Academy.

2:10 - 3:50 P.M.

Speakers: 1. Frank Talbot - California Academy of Sciences. 2. Jean Kortum - San Francisco Tomorrow (pro). 3. Benito Noyola - Twin Peaks Improvement Association (pro). 4. Alan Hummel (pro). 5. Marilyn Swartz (pro). 6. Sandy Linder (pro). 7. Andrew Nash (pro). 8. Christopher Palm (pro). 9. Jim Kelly - San Francisco State University (pro). 10. Paul Holzman (pro). 11. Hugh Bell - SHARP (pro). 12. Sam Diderian (pro). 13. Alan Raznick - Diamond Heights Community Association (pro). 14. Michael Levin (pro). 15. Ray Clary (con). 16. Joel Ventresca - Coalition of San Francisco Neighborhoods (con). 17. Greg Garr - Haight-Ashbury Neighborhood Council (con). 18. Margaret Verges - Presidio Avenue Association of Concerned Neighbors (con). 19. Keith Consoer (con). 20. Deborah Learner - Recreation and Park Department.

PASSED MOTION FINDING PROJECT CONSISTENT WITH MASTER PLAN

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 3:50 TO 4:15 P.M.

11. 88.194ET

(Casey)

Consideration of PROPOSED AMENDMENTS to Sections 308.2, 309 and 322 of the City Planning Code to change the time limits for filing Appeals of actions, including Variances and Administrative actions, to the Board of Permit Appeals from ten to fifteen days.

4:15 - 4:19 P.M.

Speaker: Joe O'Donoghue (pro).

APPROVED, RESOLUTION #11356

VOTE: 7-0

12. 88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow CONVERSION OF RESIDENTIAL SPACE ON THE SECOND AND THIRD FLOORS TO COMMERCIAL OFFICE SPACE in the Hayes-Gough Neighborhood Commercial District.
(Continued from Regular Meeting of April 21, 1988)

CONTINUED TO JUNE 30, 1988

VOTE: 7-0

13. 88.078CD (Casey)
479 MARINA BOULEVARD, south side between Cervantes Boulevard and Avila Street, Lot 7 in Assessor's Block 417A - Consideration of request for Discretionary Review of Building Permit Application No. 8800565 to construct a television receiving antenna satellite dish on the rear roof of the house.

CONTINUED TO JUNE 9, 1988

VOTE: 7-0

14. 88.078CD (Casey)
479 MARINA BOULEVARD, south side between Cervantes Boulevard and Avila Street, Lot 7 in Assessor's Block 417A - Discretionary Review of Building Permit Application No. 8800565, as described above.

CONTINUED TO JUNE 9, 1988

VOTE: 7-0

15. 87.538EACV (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of May 12, 1988)

-4:20 - 6:00 P.M.

NOTE: The tape recording following the recess begins midway through Ms. Hestor's initial testimony.

Speakers: 1. Sue Hestor - representative for Blackstone Court Association (con). 2. Jeremy Kotas - project architect. 3. Anne Bloomfield - historic consultant to Blackstone Court Association (con). 4. Jane Howell - Blackstone Court Association (con). 5. George Mahoney - project sponsor.

CONTINUED TO JUNE 30, 1988

VOTE: 5-2

VOTING NO: COMMISSIONERS KARASICK AND WRIGHT

NOTE: On June 30, 1988, the Commission will also hold a Discretionary Review hearing on the building permit application filed on this project.

4:30 P.M.

16. 87.690D (Nixon)
1231 - 37TH AVENUE, west side between Lincoln Way and Irving Street,
Lot 5 in Assessor's Block 1713 - Discretionary Review of Building
Permit Application No. 8711879 for construction of a three-story rear
addition to a three-story single family structure in an RH-1 (House,
One-Family) district.
(Continued from Regular Meeting of May 12, 1988)

6:05 - 6:12 P.M.

Speakers: 1. Frank Tom - project engineer. 2. Unidentified person.
DISAPPROVED, MOTION #11358 VOTE: 6-1
VOTING NO: COMMISSIONER KARASICK

17. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo
Street, Lot 16 in Assessor's Block 1616 - Consideration of request
for Discretionary Review of Building Permit Application No. 8709574
proposing demolition of the existing one-story-over-garage single
family structure and construction of a two-story-over-garage two
family structure in an RH-2 (House, Two-Family) district.

6:13 - 6:15 P.M.

The Commission had already taken Discretionary Review on the
application in April.

18. 87.566D (Nixon)
798 - 26TH AVENUE, northeast corner of 26th Avenue and Cabrillo
Street, Lot 16 in Assessor's Block 1616 - Discretionary Review of
Building Permit Application No. 8709574, as described above.

6:15 - 6:58 P.M.

Speakers: 1. Gordon Lau - representative of project sponsor. 2.
Jonathan Bulkley - Planning Association for the Richmond (con). 3.
Maureen O'Rourke - Planning Association for the Richmond (con). 4.
Edith McMillan (con).
DISAPPROVED, MOTION #11359 VOTE: 4-3
VOTING NO: COMMISSIONERS HU, KARASICK AND WRIGHT

19. 87.567D (Nixon)
3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in
Assessor's Block 1522 - Consideration of request for Discretionary
Review of Building Permit Application No. 8709572 proposing
demolition of the existing single family structure and construction
of a two-story-over-garage three family structure in an RM-1 (Mixed
Residential, Low Density) district (one unit per 800 sq. ft. of lot
area) and a 40-X Height and Bulk District.

6:59 - 7:00 P.M.

The Commission had already taken Discretionary Review on the
application in April.

20. 87.567D (Nixon)
3132 ANZA STREET, north side between 22nd and 23rd Avenues, Lot 18 in Assessor's Block 1522 - Discretionary Review of Building Permit Application No. 8709572, as described above.

7:00 - 7:20 P.M.

Speakers: 1. Ignatius Sang - project architect. 2. Jonathan Bulkley - Planning Association for the Richmond (con). 3. Edith McMillan (con). 4. Maureen O'Rorke (con).

DISAPPROVED, MOTION #11360

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 7:25 TO 7:35 P.M.

21. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 28, 1988)

7:35 - 8:15 P.M.

Speakers: 1. Robert Katz - representative of project sponsor. 2. Kit Hui - project sponsor's representative. 3. Jonathan Bulkley - Planning Association for the Richmond (con). 4. Maureen O'Rorke - Planning Association for the Richmond (con). 5. Edith McMillan (con). 6. Alex Ku - project sponsor. 7. Winnie Ku (pro).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

22. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676, as described above.
(Continued from Regular Meeting of April 28, 1988)

CONTINUED TO JUNE 23, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

6:00 P.M.

23. 88.035D (Berkowitz)
235 WHITNEY STREET, east side between Fairmount and Chenery Streets, Lot 24 in Assessor's Block 6685 - Discretionary Review of Building Permit Application No. 8714811 for the CONSTRUCTION OF A THREE-STORY, TWO-FAMILY RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 12, 1988)

Item #88.035D (Cont)

6:00 - 6:05 P.M.

Speakers: 1. Alice Barkley - representative of project sponsor. 2. Mike Monley (pro).

APPROVED WITH CONDITIONS, MOTION #11357

VOTE: 7-0

24. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 5, 1988)

CONTINUED TO JUNE 2, 1988

VOTE: 7-0

25. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Continued from Regular Meeting of May 5, 1988)

CONTINUED TO JUNE 2, 1988

VOTE: 7-0

26. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of May 5, 1988)

CONTINUED TO JUNE 2, 1988

VOTE: 7-0

27. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of May 5, 1988)

CONTINUED TO JUNE 2, 1988

VOTE: 7-0

28. 87.346D (Berkowitz)
832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8705079 and 8705080 for the demolition of a two-story, single family dwelling unit and the CONSTRUCTION OF A THREE-STORY, TWO DWELLING UNIT BUILDING in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 21, 1988)

Item #87.346D (Cont)

8:15 - 8:47 P.M.

Speakers: 1. Eugene Wollak - project sponsor. 2. David Fagerstrom (pro-DR). 3. Amelia Yopes (pro-DR). 4. Marianna Schwartz (pro-DR). 5. John Justi (pro-DR). 6. Suzanne Taylor - Friends of Noe Valley (pro-DR). 7. Joe O'Donoghue - Residential Builders Association (con-DR). 8. Alex Poladarsky - project architect.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

29. 87.346D

(Berkowitz)

832 NOE STREET, west side between Hill and 21st Streets, Lot 6 in Assessor's Block 3622 - Discretionary Review of Building Permit Application Nos. 8705079 and 8705080, as described above.
(Continued from Regular Meeting of April 21, 1988)

8:48 - 9:05 P.M.

Speakers: 1. Alex Poladarsky - project architect. 2. Amelia Yopes (con).

DISAPPROVED, MOTION #11361

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER ENGMANN

30. 88.067D

(Berkowitz)

238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Consideration of request for Discretionary Review of Building Permit Application No. 8800676 for the CONSTRUCTION OF A THREE-STORY, SINGLE FAMILY RESIDENTIAL BUILDING in an RH-1 (House, One-Family) district.

9:06 - 9:35 P.M.

Speakers: 1. Samir Bustami - project sponsor. 2. Mike Mahoney (pro-DR). 3. Veronica Stork (pro-DR). 4. George Betterton (pro-DR). 5. Peter Breck (pro-DR). 6. Beth O'Hansen (pro-DR). 7. Anna Lisa Stork (pro-DR). 8. Larry Thomas (pro-DR).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER ENGMANN

31. 88.067D

(Berkowitz)

238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Discretionary Review of Building Permit Application No. 8800676, as described above.

9:35 - 9:57 P.M.

Speakers: 1. Samir Bustami - project sponsor. 2. Mike Mahoney (con). 3. Veronica Stork (con). 4. Joe O'Donoghue. 5. George Betterton.

CONTINUED TO JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

32. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot
11 in Assessor's Block 6589 - Consideration of request for
Discretionary Review of Building Permit Application Nos. 8710588,
8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT
RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.

CONTINUED TO JUNE 16, 1988

VOTE: 7-0

33. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot
11 in Assessor's Block 6589 - Discretionary Review of Building Permit
Application Nos. 8710588, 8710589, and 8710590, as described above.

CONTINUED TO JUNE 16, 1988

VOTE: 7-0

Adjourned: 9:57 P.M.

CPC 296

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#21
5/26/88

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 26, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 21 1988

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick and Wright.

ABSENT: Commissioner Morales.

12:00 NOON

FIELD TRIP

To view the sites of matters to be heard by the Commission.

(NOTE: The Commission will meet at the offices of the Department of City Planning at 450 McAllister Street, Room 600.)

Commissioners in attendance: Commissioner Bierman

Site visited: 300 Ulloa Street

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN at 1:53 P.M.

Staff in attendance: Robert Passmore - Zoning Administrator, Gerald Green, Ivan Christie, Barbara Sahm and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Engmann inquired about a City Attorney's opinion concerning Commissioners' field trips and the Brown Act.

C. PUBLIC COMMENT

Speaker: John Bardis - Five largest industries in San Francisco.

D. ITEMS TO BE CONTINUED

1. 87.471E (MacKenzie)
1099 MISSISSIPPI STREET, northeast corner at 25th Street, Lot 8A in Assessor's Block 4224 - Appeal of Preliminary Negative Declaration for the proposed construction of a 21,920 square foot warehouse with administrative space, a caretakers unit, 8 parking spaces and 3 loading spaces.
(Proposed for continuation to June 2, 1988)

Item #87.471E (Cont)

CONTINUED TO JUNE 2, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

2. 88.231D (Badiner)
690 TOWNSEND STREET, northwest corner at 8th Street, Lots 5 and 6 in Assessor's Block 3783 - Consideration of request for Discretionary Review of Building Permit Application No. 8804552 for the proposed construction of a 760,000 square foot, six-story fashion center in an M-2 (Heavy Commercial) district and a 65-X Height and Bulk District. (Proposed for continuation to June 2, 1988)

CONTINUED TO JUNE 2, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

3. 88.231D (Badiner)
690 TOWNSEND STREET, northwest corner at 8th Street, Lots 5 and 6 in Assessor's Block 3783 - Discretionary Review of Building Permit Application No. 8804552, as described above. (Proposed for continuation to June 2, 1988)

CONTINUED TO JUNE 2, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

4. 88.210C (Green)
1228 GRANT AVENUE, southeast corner of Fresno Street, Lot 15 in Assessor's Block 145 - Request for authorization of Conditional Use to establish a FULL SERVICE RESTAURANT as defined by Section 790.92 of the City Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install a full-service restaurant specializing in Vietnamese Cuisine within commercial space previously occupied by a furniture store of approximately 815 square feet of floor area, with seating for approximately 40 persons. (Proposed for continuation to June 2, 1988)

CONTINUED TO JUNE 2, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

5. 87.791L (J. Malone)
CIVIC CENTER HISTORIC DISTRICT - Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as Civic Center be designated as an historic district pursuant to Article 10 of the City Planning Code. The proposal encompasses 50 Fulton Street, 41-195 Grove Street, 45 Hyde Street, 100-200 Larkin Street, 1170-1298 Market Street, 83-580 McAllister Street, 1-10 United Nations Plaza, 234-512 Van Ness Avenue being Lots 22, 32, 37, 50 and 51 in Assessor's Block 351, Lots 3-10 and 15 in Assessor's Block 355, Lots 2-6 in Assessor's Block 766, Lots 1, 16, 18-21 in Assessor's Block 811, and all of Assessor's Blocks 353, 354, 767, 786A, 787, 788, 810 and 812. (Proposed for continuation to June 16, 1988)

Item #87.791L (Cont)

CONTINUED TO JUNE 16, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

6. 88.141C (Green)
5440 AND 5454 MISSION STREET, north side between Foote and Ottawa Avenues, Lots 1A and 4 in Assessor's Block 7044A - Request for authorization of Conditional Use to expand the existing parking lot for the McDonald's Restaurant (Large Fast-Food Restaurant, Section 790.91) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing 21-space parking lot at 5454 Mission Street to include 5440 Mission Street for a total number of 36 parking spaces on two lots with a total area of approximately 26,199 square feet.
(Continued from Regular Meeting of April 28, 1988)
(Proposed for continuation to June 23, 1988)

CONTINUED TO JUNE 23, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

E. REGULAR CALENDAR

7. 88.184L (J. Malone)
1366 GUERRERO STREET, west side between 25th and 26th Streets, Lot 13 in Assessor's Block 6533 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the Frank G. Edwards House as a landmark pursuant to Article 10 of the City Planning Code.

CONTINUED TO JUNE 16, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

8. 87.431C (Miller)
875 POST STREET, south side between Hyde and Leavenworth Streets, Lot 14 in Assessor's Block 303 - Request for authorization of Conditional Use to permit the conversion of a disused bathhouse to ten residential hotel rooms (group housing/boarding) with a community kitchen without the provision of the otherwise required three off-street parking spaces in an RC-4 (Residential-Commercial Combined, High Density) district and in the North of Market Special Use District.
(Continued from Regular Meeting of May 12, 1988)

CONTINUED TO JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

9. 88.099P (Chiong)
4635 CABRILLO STREET, south side between 47th and 48th Avenues, Lot 1C in Assessor's Block 1690 - Request for Coastal Zone Permit to demolish a wood-frame commercial building and to construct a three-story-over-garage residential building containing three-family dwelling units on a 2,750 square foot lot within an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of May 19, 1988)

Item #88.099P (Cont)

2:05 - 2:15 P.M.

Speaker: Alice Barkley - representative of project sponsor.

APPROVED WITH AMENDED CONDITIONS (i.e. 6-foot setback at 3rd story),
MOTION #11362 VOTE: 6-0

ABSENT: COMMISSIONER MORALES

10. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of May 19, 1988)

CONTINUED TO JUNE 2, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

11. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Consideration of request for Discretionary Review of Building Permit Application No. 8711376 to alter the second floor of a four-story-over-basement building still under construction and to convert the original design for dwelling units to commercial space in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of May 12, 1988)

2:15 - 2:17 P.M.

Speaker: Jack Wholey - representative of project sponsor.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

12. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Discretionary Review of Building Permit Application No. 8711376, as described above.
(Continued from Regular Meeting of May 12, 1988)

2:17 - 3:10 P.M.

Speakers: 1. Nan Maguire - North Beach Neighbors (con). 2. Pete Hediaris - Telegraph Hill Dwellers (con). 3. Jack Wholey - representative of project sponsor. 4. Elaine Eng (pro). 5. Joe O'Donoghue - Residential Builders Association (pro). 6. Jennifer Ellison (pro). 7. Julie Mok (pro). 8. Jack Mahoney (pro).

Item #88.105D (Cont)

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
JUNE 2, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

13. 88.106C

(Green)

423 COLUMBUS AVENUE, west side between Green and Vallejo Streets, Lot 26 in Assessor's Block 131 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as per Section 790.90 of the City Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install a self-service cafe with seating for up to 49 persons in approximately 730 square feet of floor area. This matter was previously considered by the Commission on April 14, 1988. On the instruction of the current Commission, the public hearing was reopened and scheduled for the above date.
(Continued from Regular Meeting of April 28, 1988)

3:10 - 3:40 P.M.

Speakers: 1. Hanna Suleiman - project sponsor. 2. Bill Stalder (pro). 3. Rudolfo Arturi (pro). 4. Pete Hediari - Telegraph Hill Dwellers (con). 5. Marsha Garland - North Beach Chamber of Commerce (con). 6. Sergio Ozzolini (con).

APPROVED WITH CONDITIONS, MOTION #11363

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

THE COMMISSION TOOK A RECESS FROM 3:50 TO 3:58 P.M.

14. 88.199C

(Green)

639 AND 641 IRVING STREET, south side between 7th and 8th Avenues, Lot 45 in Assessor's Block 1762 - Request for authorization of Conditional Use to expand an existing SMALL SELF-SERVICE RESTAURANT thereby resulting in the creation of a LARGE FAST-FOOD RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing 876 square foot cafe/bakery at 641 Irving Street to include 639 Irving Street for total seating for up to 49 persons and a total area of approximately 2,007 square feet.

3:58 - 4:10 P.M.

Speaker: Doug Inouye - project sponsor.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
JUNE 2, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

15. 87.163D

(Nixon)

277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story-over-garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.

(Continued from Regular Meeting of May 12, 1988)

Item #87.163D (Cont)

CONTINUED TO JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

16. 87.163D

(Nixon)

277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of May 12, 1988)

CONTINUED TO JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

3:00 P.M.

17. 87.399EC

(Christie)

300 ULLOA STREET, north side near Waithman Way, Lot 7 in Assessor's Block 2876 - Appeal of Preliminary Negative Declaration for the proposed construction of a three to four-story 85,200 square foot residential care facility which would contain 115 rental rooms, with 62 off-street parking spaces. The project includes the subdivision of Lot 7 in two lots.

4:10 - 5:37 P.M.

5:47 - 6:00 P.M.

The Commission took a recess from 5:37 to 5:47 p.m.

Speakers: 1. John Theissen - Dames and Moore, soil engineers. 2. Helen Barkley - Greater West Portal Neighborhood Association (pro-appeal). 3. Howard Strassner - Greater West Portal Neighborhood Association (pro-appeal). 4. Polly Layer - Greater West Portal Neighborhood Association (pro-appeal). 5. Don Enochson (pro-appeal). 6. Juanita Raven (pro-appeal). 7. Andrew Fall - Wagner, Hohns, Inglis, consultants to construction industry (pro-appeal). 8. Avrum Shepard (pro-appeal). 9. Carolyn Johnson (pro-appeal). 10. Michelle Enochson (pro-appeal). 11. Barbara Huff (pro-appeal). 12. Ricky Goodrich - Sherwood Forest Homeowners Association (pro-appeal). 13. Greg Thilliposian (pro-appeal). 14. Bob McCarthy - project sponsor's representative (con-appeal). 15. Jerry Sullivan (pro-appeal). 16. Jack Rochelle (pro-appeal). 17. Rev. Thomas - Church of the Nazarene. 18. Don Schengel (con-appeal).

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

CONTINUED TO JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

18. 88.109S

(McDonald)

300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Consideration of the SUBDIVISION OF A LOT of approximately 143,600 square feet INTO TWO LOTS, one of approximately 125,600 square feet and the other of approximately 18,000 square feet, in conjunction with the Planned

Item #88.109S (Cont)

Unit Development proposed under Case No. 87.399EC in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.

CONTINUED TO JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

19. 87.399EC

(McDonald)

300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Request for authorization of Conditional Use to permit a 115-bedroom RESIDENTIAL CARE FACILITY AS A PLANNED UNIT DEVELOPMENT on a lot having approximately 125,600 square feet of area and proposing exceptions from Planning Code requirements for rear yards, number of required parking spaces and bedroom density standards in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.

CONTINUED TO JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

Adjourned: 6:00 P.M.

CPC 297

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S U M M A R Y
OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 2, 1988
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Dick, Engmann, Hu, Karasick, Morales and Wright.

ABSENT: Commissioner Bierman.

12:00 NOON

FIELD TRIP

To view the sites of 690 Townsend Street, 1099 Mississippi Street and the Mount Sutro Television Tower.

CANCELLED.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT ENGMANN AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Roger Herrera, Lu Blazej, David Hood, Gerald Green, Vincent Marsh and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 88.252PM (Herrera)
Consideration of Resolution to adopt as part of the San Francisco's Local Coastal Program the Oil Development Moratorium initiative and transmit the material to the California Coastal Commission for their review and approval as an amendment to the Local Coastal Program.

1:45 - 1:47 P.M.

No public testimony received.

APPROVED, RESOLUTION #11364

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND WRIGHT

2. 88.316EZT (Ghosh)
Consideration of Resolution of Intent to Initiate Interim Zoning Controls on the demolition and major alterations of single family and two-family residential buildings in all RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential zoning districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings.

Item #88.316Ezt Cont)

1:48 - 2:05 P.M.

Speakers: 1. Jake McGoldrick. 2. John Bardis.

APPROVED, RESOLUTION #11365

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND WRIGHT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

Speakers: 1. Mary Anne Miller (SPEAK) - Interim Controls. 2. Jake McGoldrick (Richmond Community Association) - Interim Controls. 3. Carol Taylor (Neighbors of the Excelsior) - Interim Controls. 4. Joe O'Donoghue - Interim Controls. 5. Bok Pon (American-Chinese Association) - Interim Controls.

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.105D (Green)
722 LOMBARD STREET, north side between Columbus Avenue and Mason Street, Lot 26 in Assessor's Block 65 - Consideration of final language to APPROVE Building Permit Application No. 8711376 to alter the second floor of a four-story-over-basement building still under construction and to convert the original design for dwelling units to commercial space in the North Beach Neighborhood Commercial District. (Public Hearing Closed and Continued from Regular Meeting of May 26, 1988)

The Commission unanimously passed a motion to allow Commissioner Morales to abstain.

APPROVED WITH CONDITIONS, MOTION #11366

VOTE: 5-0

ABSTAINED: COMMISSIONER MORALES

ABSENT: COMMISSIONER BIERMAN

4. 88.199C (Green)
639 AND 641 IRVING STREET, south side between 7th and 8th Avenues, Lot 45 in Assessor's Block 1762 - Consideration of final language to APPROVE the authorization of Conditional Use to expand an existing SMALL SELF-SERVICE RESTAURANT thereby resulting in the creation of a LARGE FAST-FOOD RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing 876 square foot cafe/bakery at 641 Irving Street to include 639 Irving Street for total seating for up to 49 persons and a total area of approximately 2,007 square feet. (Public Hearing Closed and Continued from Regular Meeting of May 26, 1988)

The Commission unanimously passed a motion to allow Commissioner Morales to abstain.

APPROVED WITH CONDITIONS, MOTION #11367

VOTE: 5-0

ABSTAINED: COMMISSIONER MORALES

ABSENT: COMMISSIONER BIERMAN

E. CONSENT CALENDAR

5. 88.262C (Gallagher)
2275 MARKET STREET, south side between Noe and Sanchez Streets, Lot T3 in Assessor's Block 3559 - Request for authorization of Conditional Use under Section 303(e) of the City Planning Code for the removal of Condition of Approval No. 2 of Special Use Authorization 83.574U. The condition proposed for elimination is a restriction as to the transferability of the Special Use. This application has been placed on the Consent Calendar with a recommendation for approval as proposed in the application. The proposed Conditions of Approval, consisting of all of the previous Conditions except Condition No. 2, are available for inspection at the Department of City Planning.

2:28 - 2:30 P.M.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11368

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

F. REGULAR CALENDAR

6. 88.189C (Gallagher)
800 TURK STREET, northwest corner at Franklin Street, Lot 18 in Assessor's Block 744 - Request for authorization of Conditional Use to extend the termination date for an additional ten years to June 2000 of a nonconforming gasoline service station on a site area of 11,000 square feet within an RM-4 (Mixed Residential, High Density) district.
(Continued from Regular Meeting of May 12, 1988)

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

7. 88.231D (Badiner)
690 TOWNSEND STREET, northwest corner at 8th Street, Lots 5 and 6 in Assessor's Block 3783 - Consideration of request for Discretionary Review of Building Permit Application No. 8804552 for the proposed construction of a 760,000 square foot, six-story fashion center in an M-2 (Heavy Commercial) district and a 65-X Height and Bulk District.
(Continued from Regular Meeting of May 26, 1988)

2:30 - 2:32 P.M.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.
The Commission unanimously passed a motion to allow Commissioner Hu to abstain.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSTAINED: COMMISSIONER HU

ABSENT: COMMISSIONER BIERMAN

8. 88.231D (Badiner)
690 TOWNSEND STREET, northwest corner at 8th Street, Lots 5 and 6 in Assessor's Block 3783 - Discretionary Review of Building Permit Application No. 8804552, as described above.
(Continued from Regular Meeting of May 26, 1988)

2:32 - 4:20 P.M.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Jeff Greendorfer - San Francisco Labor Council (con). 2. Ben Leal - Teamsters (con). 3. Herb Lemcke - project sponsor's representative. 4. Bill Poland - Baywest Development Co. - co-project sponsor. 5. Robert Herr - attorney for project sponsor. 6. Robert Fippinger - San Francisco Apparel Center (con). 7. William Coblentz - representative for S.F. DCA (con). 8. Marjorie Vernell (pro). 9. Jim Firth - PLAN (pro). 10. James Steele - Yellow Cab Cooperative (pro). 11. Howard Lester (pro). 12. Lucille Lando (pro). 13. Clarellen Adams (pro). 14. Robert Bradford - Potrero Boosters and Merchants (pro). 15. Trudi Dripulcher (pro). 16. John Marks - San Francisco Convention and Visitors Bureau (pro). 17. Babette Drefke. 18. Robert Friedberg - Golden Gate Apparel Association (pro). 19. Charles Holt (con). 20. Mike Wolyn - Golden Gate Apparel Association. 21. Joe Chen (con). 22. Bob Dolan. 23. Sam Williams.

APPROVED WITH CONDITIONS, MOTION #11369

VOTE: 5-0

ABSTAINED: COMMISSIONER HU

ABSENT: COMMISSIONER BIERMAN

THE COMMISSION TOOK A RECESS FROM 4:20 TO 4:35 P.M.

9. 88.255T (Kessler)
Consideration of proposed amendments to the City Planning Code and other Appropriate Codes to establish new fees and modify existing fees for applications requiring review by the City Planning Commission, Department of City Planning and Zoning Administrator.

4:35 - 5:00 P.M.

Speakers: 1. Alice Barkley. 2. Joe O'Donoghue.

PASSED MOTION TO CLOSE PUBLIC HEARING AND CONTINUE TO

JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

10. 88.214D (Hood)
109 LIBERTY STREET, south side between Guerrero and Dolores Streets, Lot 75 in Assessor's Block 3607 - Consideration of request for Discretionary Review of Building Permit Application No. 8803925 to merge five dwelling units into four dwelling units.
(Continued from Regular Meeting of May 19, 1988)

Item #88.214D (Cont)

5:00 - 5:35 P.M.

Speakers: 1. Jack Wholey - project sponsor's representative. 2. Kirby Fitzpatrick - project architect. 3. Ray Nelson (pro). 4. Lee Barbee (con). 5. Carol Thompson (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

11. 88.214D

(Hood)

109 LIBERTY STREET, south side between Guerrero and Dolores Streets, Lot 75 in Assessor's Block 3607 - Discretionary Review of Building Permit Application No. 8803925, as described above.

(Continued from Regular Meeting of May 19, 1988)

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON

JUNE 9, 1988

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

12. 81.197CC

(Skiffer)

BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Assessor's Block 4991 - Request for authorization of Modification of previously authorized PLANNED UNIT DEVELOPMENT MOTION #10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion #10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I and 200-I Height and Bulk Districts.

(Continued from Regular Meeting of May 26, 1988)

CONTINUED TO JUNE 23, 1988

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

13. 88.210C

(Green)

1228 GRANT AVENUE, southeast corner of Fresno Street, Lot 15 in Assessor's Block 145 - Request for authorization of Conditional Use to establish a FULL SERVICE RESTAURANT as defined by Section 790.92 of the City Planning Code within the North Beach Neighborhood Commercial District. The proposal is to install a full-service restaurant specializing in Vietnamese Cuisine within commercial space previously occupied by a furniture store of approximately 815 square feet of floor area, with seating for approximately 40 persons.

(Continued from Regular Meeting of May 26, 1988)

Item #88.210C (Cont)

5:35 - 5:55 P.M.

Speakers: 1. Lee Woods - project sponsor's representative. 2. Tom Thompson (pro). 3. Marsha Garland - North Beach Chamber of Commerce (con). 4. Alex Ku (pro).

DISAPPROVED, MOTION #11370

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER BIERMAN

14. 88.087EC

(Green)

4000 IRVING STREET, northwest corner of 41st Avenue, Lots 15 and 17 in Assessor's Block 1709 - Request for authorization of Conditional Use to construct a new three-story mixed use building on a lot in excess of 5,000 square feet within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to demolish the existing auto service station and to construct a three-story building containing 1,888 square feet of ground floor commercial area, ten (10) ground floor parking spaces and a total of ten (10) dwelling units on two floors above on a lot approximately 8,250 square feet in size.

5:55 - 6:30 P.M.

Speakers: 1. Van Lee - project sponsor's representative. 2. Brian Cassidy - project sponsor. 3. Vivian Goodwin (pro). 4. Ken Brownlow. 5. Joe O'Donoghue (pro). 6. Mary Anne Miller - SPEAK (pro).

APPROVED WITH CONDITIONS, MOTION #11371

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

THE COMMISSION TOOK A RECESS FROM 6:30 TO 6:40 P.M.

15. 88.033EC

(Green)

4, 6, 8 AND 10 MOULTON STREET AND 1929, 1937 AND 1939 LOMBARD STREET, between Buchanan and Webster Streets, Lots 2A and 16 in Assessor's Block 508 - Request for authorization of Conditional Use to demolish two existing buildings with second story dwelling units and to reduce the amount of required residential parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish two buildings frontage on Moulton Street (4 through 10 Moulton Street) with four dwelling units and to construct a new three-story building also containing four dwelling units and four ground floor off-street parking spaces. The building at 1929 Lombard Street will be remodeled to include an additional story and a new dwelling unit without the required off-street parking. Both lots would contain a total of eight (8) dwelling units with four (4) off-street parking spaces. The existing ground floor area for both 1929 and 1937 Lombard Street are to expand under this proposal by 495 square feet and 351 square feet, respectively. The size of Lots 2A and 16 together are approximately 4,881 square feet.

CONTINUED TO JUNE 16, 1988

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

16. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Consideration of request for Discretionary Review of Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.

6:40 - 7:25 P.M.

Speakers: 1. Stanley Dintcho - project sponsor. 2. Ron Tokunaga - project architect. 3. Alan Levy (con). 4. Terry Pimsleur (con). 5. Lesley Leonhardt - Union Street Association (con). 6. Mary Luskonish (con). 7. Dennis Beckman (con). 8. Margaret Burnett Titus (con). 9. John McGraw (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

17. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Discretionary Review of Building Permit Application No. 8715672, as described above.

For speakers, see Item 16.

The Commission requested that staff work with project sponsor to maintain elements of building design proposed for removal.

CONTINUED TO JUNE 16, 1988

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

4:30 P.M.

18. 87.270CECC (Marsh)
649 PORTOLA DRIVE, southwest corner between Teresita and O'Shaughnessy Boulevards, Lots 26, 27, and 28 in Assessor's Block 2901-A - Request for authorization of Conditional Use under City Planning Code Section 303(e) to amend the previously approved Conditional Use 87.270CEC which would permit the replacement of handicapped unit with a standard unit in a proposed mixed use development containing fourteen (14) units of housing, 14 parking spaces and 5,000 square feet of ground floor commercial space within an NC-1 (Neighborhood Commercial Cluster) district and a 26-X Height and Bulk District.

7:25 - 8:20 P.M.

Speakers: 1. Victor Gonzales - project sponsor's representative. 2. Samuel Naily - project architect. 3. Charles Kroupa - Miraloma Park Improvement Club (con). 4. John O'Sullivan (con).

MOTION OF INTENT TO APPROVE FAILED BY A VOTE OF 3-3.

THE COMMISSION PASSED A MOTION TO RESCIND THEIR VOTE AND CONTINUE THE MATTER TO JUNE 16, 1988

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

19. 88.073CV (Marsh)
892 - 43RD AVENUE, northeast corner at Fulton Street, Lot 7K in Assessor's Block 1685 - Request for authorization of Conditional Use to permit PARTIAL CONVERSION OF A SINGLE FAMILY DWELLING TO A CHURCH AND SUNDAY SCHOOL to be known as the Christian Community Chapel for a congregation of up to 50 members in an RH-2 (House, Two-Family) district.

8:20 - 9:05 P.M.

Items 19 and 20 were heard together.

Speakers: 1. Rev. Susan Lucy - project sponsor. 2. Michael Lucy - project sponsor. 3. Whitney Sanders - project architect. 4. Andrew Kopiche - project engineer. 5. Rev. Walter Brecke (pro). 6. Jeff Smith (pro). 7. Eve Hanni (pro). 8. Cynthia Weber (pro). 9. Melissa Kane (pro). 10. Gail Uji (con). 11. Marilyn Conrad (con). 12. Bernice Garcia (con). 13. Ellie Posman (con). 14. Lois Miyashiro - Richmond Residents Council (con).

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON
JUNE 9, 1988

VOTE: 5-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONER BIERMAN

20. 88.073CV (Marsh)
892 - 43RD AVENUE, northeast corner at Fulton Street, Lot 7K in Assessor's Block 1685 - Request for Rear Yard Variance to construct a two-story addition at the rear of the existing three-story building. The proposed addition would extend to within 19 feet of the rear property line when the Planning Code requires an open and unobstructed rear yard equal to 45 percent of lot depth or 34 feet for the subject property measured from the rear property line. The proposal is to also alter the existing rear two-car garage, by creating a single-car garage. Because the existing rear garage is being reduced in size, it is not the subject of this variance application.

8:20 - 9:05 P.M.

Items 19 and 20 were heard together.

See Item 19 for speakers.

Public hearing closed by Zoning Administrator.

21. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Consideration of request for Discretionary Review of Building Permit Application No. 8608598 for the CONSTRUCTION OF A SECOND UNIT OF RESIDENCE in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of May 19, 1988)

REQUEST WITHDRAWN. NO ACTION REQUIRED.

22. 86.707D (Berkowitz)
2533-2535 GREENWICH STREET, south side between Divisadero and Scott Streets, Lot 22A in Assessor's Block 944 - Discretionary Review of Building Permit Application No. 8608598, as described above.
(Continued from Regular Meeting of May 19, 1988)

REQUEST WITHDRAWN. NO ACTION REQUIRED.

23. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Consideration of request for Discretionary Review of Building Permit Application No. 8710828 for a SECOND STORY ADDITION, REMODELING A BASEMENT AND A FIRST FLOOR in a residential structure in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of May 19, 1988)

REQUEST WITHDRAWN. NO ACTION REQUIRED.

24. 87.584D (Berkowitz)
3988 - 20TH STREET, north side between Sanchez and Church Streets, Lot 24 in Assessor's Block 3600 - Discretionary Review of Building Permit Application No. 8710828, as described above.
(Continued from Regular Meeting of May 19, 1988)

REQUEST WITHDRAWN. NO ACTION REQUIRED.

25. 87.471E (MacKenzie)
1099 MISSISSIPPI STREET, northeast corner at 25th Street, Lot 8A in Assessor's Block 4224 - Appeal of Preliminary Negative Declaration for the proposed construction of a 21,920 square foot warehouse with administrative space, a caretakers unit, 8 parking spaces and 3 loading spaces.
(Continued from Regular Meeting of May 26, 1988)

CONTINUED TO JUNE 16, 1988
ABSENT: COMMISSIONER BIERMAN

VOTE: 6-0

26. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Consideration of request for Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.

CONTINUED TO JUNE 16, 1988
ABSENT: COMMISSIONER BIERMAN

VOTE: 6-0

27. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot
8A in Assessor's Block 4224 - Discretionary Review of Building Permit
Application No. 8709427, as described above.

CONTINUED TO JUNE 16, 1988
ABSENT: COMMISSIONER BIERMAN

VOTE: 6-0

Adjourned: 9:05 P.M.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 9, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 27 1988

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Wright.

12:00 NOON

FIELD TRIP

To view the sites of the Mount Sutro Television Tower, 277 - 7th Avenue and 714 - 11th Avenue.

CANCELLED.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:42 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Larry Badiner, Paul Lord, Jim Miller, Jim Nixon and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Williams)
Informational presentation and public hearing on the Department of City Planning enforcement and monitoring of Planning Code requirements for employment and training of San Francisco residents in downtown office buildings.

2:20 - 4:40 P.M.

The Commission took a recess from 3:55 to 4:10 p.m.

Speakers: 1. Sue Hestor. 2. Joe Killiman - San Francisco Organizing Project. 3. Scott O'Keefe. 4. Mike Ayres - San Francisco Organizing Project. 5. Nancy Russell - North of Market Planning Coalition. 6. Marcia Rosen. 7. Jim Kennedy - Arriba Juntos. 8. Dick Grosboll - Proposition M Executive Committee. 9. Geraldine Johnson. 10. Dick Morten - San Francisco Chamber of Commerce. 11. Calvin Welch.

Mr. Macris suggested that a public hearing be held on the proposed guidelines, meetings be held to draft alternatives for the Commission's consideration and that he work with the Mayor's office to assist in the implementation and enforcement of this program.

B. COMMISSIONERS' QUESTIONS AND MATTERS

1:50 - 2:15 P.M.

Commissioner Morales requested a progress report on the proposed housing on the Bayview Farm.

At Commissioner Morales' request, the Commission then voted unanimously to request that the Department prepare resolution of intent to initiate rezoning of the blocks bounded by McAllister, Hyde, Turk and Larkin Streets from C-3-G zoning to North of Market Residential Special Use District. This is intended to protect the housing located on sites owned by the Hastings School of Law, which the school intends to sell.

Commissioner Engmann then inquired about the Commission's review of the Department's Fiscal Year 1988-89 budget. The budget and work program priorities and changes will be discussed at the Commission's July 6 workshop.

C. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

2.

(Passmore)

250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING - Review of Building Permit Application No. 8717463, pursuant to Conditional Use authorization in Resolution No. 5967. Said application proposes a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 sq. ft. of floor area for additional transmitting equipment. The project would also involve rerouting the entry driveway, and removal and planting of trees at the northeast corner of the site. Additionally, antennae would be added to the tower.

(Continued from Regular Meeting of May 5, 1988)

(Proposed for continuation to June 16, 1988)

NOTE: This matter will be heard as a request for Conditional Use authorization on June 16, 1988.

CONTINUED TO JUNE 16, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

3. 88.067D

(Berkowitz)

238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Discretionary Review of Building Permit Application No. 8800676 for the CONSTRUCTION OF A THREE-STORY, SINGLE FAMILY RESIDENTIAL BUILDING in an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of May 19, 1988)

(Proposed for continuation to June 16, 1988)

CONTINUED TO JUNE 16, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 88.214D (Hood)
109 LIBERTY STREET, south side between Guerrero and Dolores Streets,
Lot 75 in Assessor's Block 3607 - Consideration of final language to
DISAPPROVE Building Permit Application No. 8803925 to merge five
dwelling units into four dwelling units.
(Public Hearing Closed and Continued from Regular Meeting of
June 2, 1988)

The Commission unanimously passed a motion to allow Commissioner
Bierman to abstain.

DISAPPROVED, MOTION #11372

VOTE: 6-0

ABSTAINED: COMMISSIONER BIERMAN

5. 88.073CV (Marsh)
892 - 43RD AVENUE, northeast corner at Fulton Street, Lot 7K in
Assessor's Block T685 - Consideration of final language to DISAPPROVE
the authorization of Conditional Use to permit PARTIAL CONVERSION OF
A SINGLE FAMILY DWELLING TO A CHURCH AND SUNDAY SCHOOL to be known as
the Christian Community Chapel for a congregation of up to 50 members
in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of
June 2, 1988)

APPLICATION WITHDRAWN. NO ACTION REQUIRED.

F. REGULAR CALENDAR

6. 88.255T (Kessler)
Consideration of proposed amendments to the City Planning Code and
other Appropriate Codes to establish new fees and modify existing
fees for applications requiring review by the City Planning
Commission, Department of City Planning and Zoning Administrator.
NOTE: The Commission has closed the public hearing on the above
matter. However, public testimony will be received on amendments
relating to fees for projects which may cast shadows on property
under the jurisdiction of the Recreation and Park Commission, as
required by Section 295 of the City Planning Code (Proposition K).
(Continued from Regular Meeting of June 2, 1988)

4:40 - 4:49 P.M.

The Commission unanimously passed a motion to allow Commissioner
Bierman to abstain.

APPROVED (WITH AMENDED LANGUAGE CONCERNING FEES FOR EVALUATING
SHADOWS ON RECREATION AND PARK COMMISSION PROPERTIES),

RESOLUTION #11373

VOTE: 6-0

ABSTAINED: COMMISSIONER BIERMAN

7. 87.399EC (Christie)
300 ULLOA STREET, north side near Waithman Way, Lot 7 in Assessor's Block 2876 - Appeal of Preliminary Negative Declaration for the proposed construction of a three to four-story 85,200 square foot residential care facility which would contain 115 rental rooms, with 62 off-street parking spaces. The project includes the subdivision of Lot 7 into two lots.
(Public Hearing Closed and Continued from Regular Meeting of May 26, 1988)

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 7, 8 and 9 were heard together.

Speaker: Carolyn Johnston (con)

CONTINUED TO JUNE 30, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

8. 88.109S (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Consideration of the SUBDIVISION OF A LOT of approximately 143,600 square feet INTO TWO LOTS, one of approximately 125,600 square feet and the other of approximately 18,000 square feet, in conjunction with the Planned Unit Development proposed under Case No. 87.399EC in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of May 26, 1988)

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 7, 8 and 9 were heard together. See Item 7 for speaker.

CONTINUED TO JUNE 30, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

9. 87.399EC (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Request for authorization of Conditional Use to permit a 115-bedroom RESIDENTIAL CARE FACILITY AS A PLANNED UNIT DEVELOPMENT on a lot having approximately 125,600 square feet of area and proposing exceptions from Planning Code requirements for rear yards, number of required parking spaces and bedroom density standards in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of May 26, 1988)

Items 7, 8 and 9 were heard together. See Item 7 for speaker.

CONTINUED TO JUNE 30, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

3:30 P.M.

10. 88.078CD (Casey)
479 MARINA BOULEVARD, south side between Cervantes Boulevard and Avila Street, Lot 7 in Assessor's Block 417A - Consideration of request for Discretionary Review of Building Permit Application No. 8800565 to construct a television receiving antenna satellite dish on the rear roof of the house.
(Continued from Regular Meeting of May 19, 1988)

APPLICATION WITHDRAWN. NO ACTION REQUIRED.

11. 88.078CD (Casey)
479 MARINA BOULEVARD, south side between Cervantes Boulevard and Avila Street, Lot 7 in Assessor's Block 417A - Discretionary Review of Building Permit Application No. 8800565, as described above.
(Continued from Regular Meeting of May 19, 1988)

APPLICATION WITHDRAWN. NO ACTION REQUIRED.

12. 88.021EC (Lord)
790 VAN NESS AVENUE, southeast corner of Van Ness Avenue and Eddy Street, Lot 9 in Assessor's Block 742 - Request for authorization of Conditional Use to permit construction of a mixed-use building exceeding a height of 40 feet in an Interim Zoning RC-4 (Residential-Commercial Combined, High Density) district and the Van Ness Special Use District with a Height and Bulk designation of 130-V.

4:50 - 5:25 P.M.

Speakers: 1. August Strotz - project architect. 2. Jack Fishman.
3. Mark Zanello - project sponsor.

APPROVED WITH AMENDED CONDITIONS (CONCERNING COMMERCIAL OCCUPANCY),
MOTION #11374

VOTE: 7-0

13. 88.279C (Miller)
144 LEXINGTON STREET, west side between 18th and 19th Streets, a through lot to Valencia Street, Lot 91 in Assessor's Block 3589 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for six adolescent girls and 12 infants on a lot part of which is in an RH-3 (House, Three-Family) district and the other part in the Valencia Neighborhood Commercial District.

5:25 - 5:50 P.M.

Speakers: 1. Johnetta Johnson - project sponsor. 2. William Law - project architect.

APPROVED WITH AMENDED CONDITIONS (CONCERNING PARKING ON SITE),
MOTION #11375

VOTE: 7-0

14. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315

Item #87.163D (Cont)

proposing addition of one story and one dwelling unit to the existing two-story-over-garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.

(Continued from Regular Meeting of May 26, 1988)

CONTINUED TO JULY 14, 1988

VOTE: 7-0

15. 87.163D

(Nixon)

277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.

(Continued from Regular Meeting of May 26, 1988)

CONTINUED TO JULY 14, 1988

VOTE: 7-0

16. 87.570D

(Nixon)

714 - 11TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 46 in Assessor's Block 1653 - Consideration of request for Discretionary Review of Building Permit Application No. 8705720 for the proposed addition of one dwelling unit and two stories resulting in a three-story over garage duplex.

5:50 - 6:28 P.M.

Speakers: 1. George Jeong - project engineer. 2. Dora Gomez. 3. Jonathan Bulkley - Planning Association for the Richmond.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

17. 87.570D

(Nixon)

714 - 11TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 46 in Assessor's Block 1653 - Discretionary Review of Building Permit Application No. 8705720, as described above.

CONTINUED TO JUNE 30, 1988

VOTE: 7-0

Adjourned: 6:30 P.M.

SF
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21
6/16/88

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 16, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
SEP 27 1988
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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dick, Hu, Karasick and Morales.

ABSENT: Commissioners Coffey and Engmann.

12:00 NOON

FIELD TRIP

To view the sites of Mt. Sutro Television Tower, 1099 Mississippi Street and 610 Duncan Street.

COMPLETED.

In attendance: Commissioners Dick and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Andrea MacKenzie, Michael Berkowitz, Gerald Green, Vincent Marsh. Jim Miller and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. ITEMS TO BE CONTINUED

- 1. 88.234Q (Hood)
2111 FRANKLIN STREET, northwest corner of Franklin and Jackson Streets, Lots 59 through 68 in Assessor's Block 593 - Request for exception from the low moderate-income housing provision of the Subdivision Code and review for consistency with the Master Plan of an existing 10-unit residential condominium building in an RM-3 (Mixed Residential, Medium Density) district. (Joint hearing with the Department of Public Works.)
(Continued from Regular Meeting of May 19, 1988)
(Proposed for continuation to June 23, 1988)

CONTINUED TO JUNE 30, 1988
ABSENT: COMMISSIONERS COFFEY AND ENGMANN

VOTE: 5-0

2. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one-story-over-garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 12, 1988)
(Proposed for continuation to June 30, 1988)

CONTINUED TO JUNE 30, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

3. 87.791L (J. Malone)
CIVIC CENTER HISTORIC DISTRICT - Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as Civic Center be designated as an historic district pursuant to Article 10 of the City Planning Code. The proposal encompasses 50 Fulton Street, 41-195 Grove Street, 45 Hyde Street, 100-200 Larkin Street, 1170-1298 Market Street, 83-580 McAllister Street, 1-10 United Nations Plaza, 234-512 Van Ness Avenue being Lots 22, 32, 37, 50, and 51 in Assessor's Block 351, Lots 3-10 and 15 in Assessor's Block 355, Lots 2-6 in Assessor's Block 766, Lots 1, 16, 18-21 in Assessor's Block 811, and all of Assessor's Blocks 353, 354, 767, 786A, 787, 788, 810 and 812.
(Continued from Regular Meeting of May 26, 1988)
(Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

E. REGULAR CALENDAR

4. 88.054E (Maltzer)
RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeals of two Preliminary Negative Declarations (published February 5, 1988, revised and published May 20, 1988) on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts (except such areas included in Richmond/Sunset Interim Controls) to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.
(Appeal of February 5, 1988 Negative Declaration Continued from Regular Meeting of May 19, 1988)

CONTINUED TO JUNE 23, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

JUNE 16, 1988

5. 88.184L (J. Malone)
1366 GUERRERO STREET, west side between 25th and 26th Streets, Lot 13 in Assessor's Block 6533 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the Frank G. Edwards House as a landmark pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of May 26, 1988)

CONTINUED TO JUNE 30, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

6. 87.471E (MacKenzie)
1099 MISSISSIPPI STREET, northeast corner at 25th Street, Lot 8A in Assessor's Block 4224 - Appeal of Preliminary Negative Declaration for the proposed construction of a 21,920 square foot warehouse with administrative space, a caretakers unit, 8 parking spaces and 3 loading spaces.
(Continued from Regular Meeting of June 2, 1988)

2:05 - 2:47 P.M.

Speakers: 1. Marilyn Minger (pro-appeal). 2. James Vendetti (pro-appeal). 3. Elena Myers (pro-appeal). 4. Phil Copeland - project architect.

SUSTAINED NEGATIVE DECLARATION/DENIED APPEAL,

MOTION #11376

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

7. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Consideration of request for Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of June 2, 1988)

2:48 - 2:50 P.M.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW.

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

VOTE: 5-0

8. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427, as described above.
(Continued from Regular Meeting of June 2, 1988)

2:50 - 4:00 P.M.

Speakers: 1. Phil Copeland - project architect. 2. Elena Myers (con). 3. Linda Szyniszewski (con). 4. Babette Drefke (con). 5. James Vendetti (con). 6. Carolina Janay (con). 7. Leo Hainzl - project sponsor. 8. Lee Woods - project sponsor's representative.

CONTINUED TO JUNE 30, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

THE COMMISSION TOOK A RECESS FROM 4:00 TO 4:20 P.M.

9. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Discretionary Review of Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.
(Continued from Regular Meeting of June 2, 1988)

CONTINUED TO JUNE 23, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

10. 88.033EC (Green)
4, 6, 8 AND 10 MOULTON STREET AND 1929, 1937 AND 1939 LOMBARD STREET, between Buchanan and Webster Streets, Lots 2A and 16 in Assessor's Block 508 - Request for authorization of Conditional Use to demolish two existing buildings with second story dwelling units and to reduce the amount of required residential parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish two buildings frontage on Moulton Street (4 through 10 Moulton Street) with four dwelling units and to construct a new three-story building also containing four dwelling units and four ground floor off-street parking spaces. The building at 1929 Lombard Street will be remodeled to include an additional story and a new dwelling unit without the required off-street parking. Both lots would contain a total of eight (8) dwelling units with four (4) off-street parking spaces. The existing ground floor area for both 1929 and 1937 Lombard Street are to expand under this proposal by 495 square feet and 351 square feet, respectively. The size of Lots 2A and 16 together are approximately 4,881 square feet.
(Continued from Regular Meeting of June 2, 1988)

- 4:20 - 4:30 P.M.

Speakers: 1. John Molinari, Sr. - project sponsor's representative.
2. Jim Faye - tenants' representative. 3. Allen Statler.

CONTINUED TO JULY 14, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

11. 88.052C (Green)
4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Request for authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size.
(Continued from Regular Meeting of April 14, 1988)

Item #88.052C (Cont)

4:30 - 6:25 P.M.

Speakers: 1. Jonathan Bulkley - Planning Association for the Richmond (con). 2. Mark Ryser - Foundation for San Francisco's Architectural Heritage (con). 3. Lori Wider - project sponsor's representative. 4. Rose Tai (pro). 5. Joe O'Donoghue - Residential Builders Association (pro). 6. Raymond Lindahl. 7. Lok Kwan. 8. Glen Rescalvo (pro). 9. John Lillian. 10. Vivian Wong (pro). 11. George Rescalvo - project sponsor.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
June 23, 1988

VOTE: 4-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

THE COMMISSION TOOK A RECESS FROM 6:25 TO 6:35 P.M.

12. 88.020EC

(Green)

2300 TARAVAL STREET, northwest corner of 33rd Avenue, Lot 15 in Assessor's Block 2362 - Request for authorization of Conditional Use to construct three mixed use buildings on a lot over 10,000 square feet within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to subdivide the existing lot of approximately 10,500 square feet into three parcels to construct three, three (3) story mixed use buildings containing a total of 12 dwelling units, approximately 4,600 square feet of commercial floor area, and a total of 12 off-street parking spaces at grade to the rear of the buildings. The development of this site is to be reviewed as a single project.

6:40 - 7:00 P.M.

Speakers: 1. Bruce Bauman - project sponsor. 2. Mary Anne Miller - SPEAK. 3. Susan Reid - Wells Fargo Bank.

APPROVED WITH CONDITIONS, MOTION #11377

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

4:30 P.M.

13. 88.067D

(Berkowitz)

238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Discretionary Review of Building Permit Application No. 8800676 for the CONSTRUCTION OF A THREE-STORY, SINGLE FAMILY RESIDENTIAL BUILDING in an RH-1 (House, One-Family) district. (Continued from Regular Meeting of June 9, 1988)

7:00 - 8:00 P.M.

Speakers: 1. Samir Bustami - project sponsor. 2. Joe Moore. 3. George Peterton (con). 4. Peter Brandon (con). 5. Veronica Stork (con).

CONTINUED TO JUNE 23, 1988

VOTE: 4-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

14. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 19, 1988)

CONTINUED TO JULY 7, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

15. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590, as described above.
(Continued from Regular Meeting of May 19, 1988)

CONTINUED TO JULY 7, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

16. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Consideration of request for Discretionary Review of Building Permit Application No. 8802713 for an ADDITION TO AN EXISTING BUILDING in an RH-3 (House, Three-Family) district.

CONTINUED TO JULY 7, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

17. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Discretionary Review of Building Permit Application No. 8802713, as described above.

CONTINUED TO JULY 7, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

18. 87.270CECC (Marsh)
649 PORTOLA DRIVE, southwest corner between Teresita and O'Shaughnessy Boulevards, Lots 26, 27, and 28 in Assessor's Block 2901-A - Request for authorization of Conditional Use under City Planning Code Section 303(e) to amend the previously approved Conditional Use 87.270CEC which would permit the replacement of handicapped unit with a standard unit in a proposed mixed use development containing fourteen (14) units of housing, 14 parking spaces and 5,000 square feet of ground floor commercial space within an NC-1 (Neighborhood Commercial Cluster) district and a 26-X Height and Bulk District.
(Continued from Regular Meeting of June 2, 1988)

CONTINUED TO JULY 7, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

19. 87.431C (Miller)
875 POST STREET, south side between Hyde and Leavenworth Streets, Lot 14 in Assessor's Block 303 - Request for authorization of Conditional Use to permit the conversion of a disused bathhouse to ten residential hotel rooms (group housing/boardings) with a community kitchen without the provision of the otherwise required three off-street parking spaces in an RC-4 (Residential-Commercial Combined, High Density) district and in the North of Market Special Use District.
(Continued from Regular Meeting of May 26, 1988)

8:00 - 8:02 P.M.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11378

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

6:00 P.M.

20. 88.313C (Passmore)
250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING, Lot 3 in Assessor's Block 2724 - Request for authorization of Conditional Use to expand the existing television transmission building and add antennae to the tower on the subject site in a manner not specifically authorized under the Conditional Use for a television transmission building and antennae tower approved in 1966 by the City Planning Commission under Resolution No. 5967. This application has been filed in connection with the review of Building Permit Application No. 8717463 proposing a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 square feet of floor area for additional transmitting equipment. The proposed project would also involve rerouting the entrance driveway and the removal and planting of trees at the northeast corner of the site. Additional antennae are proposed to be placed on the tower. The subject site is in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk district.

8:02 - 10:25 P.M.

Speakers: 1. Ed Wynne - project sponsor's representative. 2. Don Lincoln - project sponsor. 3. Andrew Potter - project architect. 4. Chris Bloodwell - project landscape architect. 5. Bill Hammett - project engineer. 6. Raymond Holtz. 7. Jim Gabbert (pro). 8. Anne Hay - Forest Knolls Neighborhood Organization (pro). 9. Ramona Albright (con). 10. Margaret Verges - Coalition of San Francisco Neighborhoods Safety Committee (con). 11. Keith Consoer (con). 12. Doris Lennenback (con). 13. Dr. Clois Duncan (con). 14. Pat Milligan (con). 15. Armin Perlmutter - Twin Peaks Improvement Association (con). 16. Sally Hinman (con). 17. Mary Randal - Planning Association for Divisadero Street (con). 18. Barbara Meskunas - Beideman Area Neighborhood Group (con).

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON
JUNE 23, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS COFFEY AND ENGMANN

Adjourned: 10:30 P.M.

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S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 23, 1988
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Wright.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:40 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Maurice Groat, Lu Blazej, Angelica Chiong, Mike Berkowitz, Gerald Green, Paul Maltzer, Barbara Sahm, Amit Ghosh and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Groat)
Informational presentation on the significance of the 1990 Census in the Department of City Planning's work program.

2:55 - 3:10 P.M.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

2. Consideration of Resolution of Recognition and Appreciation to Maurice "Piet" Groat for his 28 years of service at the Department of City Planning.

3:10 - 3:20 P.M.
APPROVED, RESOLUTION #11385 VOTE: 7-0

3. (Kessler)
Consideration of Resolution to extend the current Professional Services Contracts to June 30, 1989 with Robert Harrison, Recht-Hausrath, Shute Mihaly and to extend the current Professional Services Contract to September 30, 1988 with the University of California-Berkeley, Center for Environmental Design Research.

1:40 - 1:57 P.M.
No public testimony received.
APPROVED ROBERT HARRISON CONTRACT, RESOLUTION #11379 VOTE: 6-0
APPROVED RECHT-HAUSRATH CONTRACT, RESOLUTION #11380 VOTE: 6-0
APPROVED SHUTE MIHALY CONTRACT, RESOLUTION #11381 VOTE: 6-0
APPROVED UNIVERSITY OF CALIFORNIA CONTRACT, RESOLUTION #11382 VOTE: 6-0

Item #3 (Cont)

ABSENT: COMMISSIONER WRIGHT

NOTE: The Commission approved the Recht Hausrath Contract extension with the understanding that the contract return to the Commission prior to substantial additional expenditures.

B. COMMISSIONERS' QUESTIONS AND MATTERSC. PUBLIC COMMENT

2:25 - 2:30 P.M.

Speakers: 1. John Bardis - Sutro Tower. 2. Margaret Verges - Sutro Tower.

D. ITEMS TO BE CONTINUED

4. 88.303C (Miller)
405 BAKER STREET, west side between Hayes and Grove Streets, Lot 7 in Assessor's Block 1199 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for 12 autistic young adults (The Burt Center) in an RH-3 (House, Three-Family) district.
(Proposed for continuation to June 30, 1988)

CONTINUED TO JUNE 30, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

5. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single-family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 19, 1988)
(Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

E. CONSIDERATION OF FINDINGS & FINAL MOTION; PUBLIC HEARING CLOSED

6. 88.052C (Green)
4004 GEARY BOULEVARD, northwest corner of 4th Avenue, Lot 16 in Assessor's Block 1436 - Consideration of final language to APPROVE the authorization of Conditional Use to allow demolition of a two (2) story building containing second story dwelling units within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story mixed use building and to construct a four (4) story building containing two floors of commercial area, four (4) dwelling units on two floors above with four (4) off-street parking spaces on the ground floor on a lot approximately 3,300 square feet in size.
(Public Hearing Closed and Continued from Regular Meeting of June 16, 1988)

Item #88.052C (Cont)

The Commission unanimously passed a motion to allow Commissioner Engmann to abstain.

Speaker: Lori Wider - project sponsor's representative.

APPROVED WITH AMENDED CONDITIONS (RE: RENTS OF RENTAL UNITS),

MOTION #11383

VOTE: 4-1

VOTING NO: COMMISSIONER BIERMAN

ABSTAINED: COMMISSIONER ENGMANN

ABSENT: COMMISSIONER WRIGHT

7. 88.313C

(Miller)

250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING, Lot 3 in Assessor's Block 2724 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to expand the existing television transmission building and add antennae to the tower on the subject site in a manner not specifically authorized under the Conditional Use for a television transmission building and antennae tower approved in 1966 by the City Planning Commission under Resolution No. 5967. This application has been filed in connection with the review of Building Permit Application No. 8717463 proposing a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 square feet of floor area for additional transmitting equipment. The proposed project would also involve rerouting the entrance driveway and the removal and planting of trees at the northeast corner of the site. Additional antennae are proposed to be placed on the tower. The subject site is in an RH-1(D) (House, One-Family Detached Dwellings) district and a 40-X Height and Bulk District.

(Public Hearing Closed and Continued from Regular Meeting of June 16, 1988)

2:10 - 2:35 P.M.

APPLICATION WITHDRAWN.

The Commission asked that staff investigate the possibility of completing their action.

CONTINUED TO JUNE 30, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

F. CONSENT CALENDAR

8. 86.145CC

(Gallagher)

1799 McALLISTER STREET, southeast corner of McAllister and Baker Streets, Lot 19 in Assessor's Block 1178 - Request for authorization of Conditional Use under Section 303(e) of the Planning Code for removal of condition of approval #8 of Conditional Use Authorization 86.145C. The condition proposed for elimination is a restriction prohibiting the transfer of the operation of this existing small self-service restaurant. This application has been placed on the Consent Calendar with a recommendation for approval. The proposed conditions of approval are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #11384

VOTE: 7-0

G. REGULAR CALENDAR

9. 88.067D (Berkowitz)
238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Discretionary Review of Building Permit Application No. 8800676 for the CONSTRUCTION OF A THREE-STORY, SINGLE FAMILY RESIDENTIAL BUILDING in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of June 16, 1988)

CONTINUED TO JULY 7, 1988
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

10. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86, and 87 in Assessor's Block 4991 - Request for Authorization of Modification for previously authorized PLANNED UNIT DEVELOPMENT MOTION 10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion 10461) would continue to allow development of a mixed use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,135 parking spaces in a C-2 (Community Business) district and 40-X, 60-X, 80-X, 100-G, 140-H, 165-I, and 200-I Height and Bulk Districts.
(Continued from Regular Meeting of June 2, 1988)

3:25 - 3:55 P.M.

4:20 - 6:20 P.M.

The Commission took a recess from 3:55 to 4:20 p.m.

Speakers: 1. Rudy Nothenberg - Chief Administrative Officer. 2. Noreen Ambrose - Deputy City Attorney. 3. Espinola Jackson - San Francisco Executive Park Advisory Committee (con). 4. Terry Partington - project sponsor, Campeau Corporation. 5. Charles Clifford - attorney for project sponsor. 6. Jeanette Dinwiddie-Moore - consultant for project sponsor. 7. Henry Schindel - Visitation Valley Improvement Association. 8. George Yerby. 9. Don Bartone - Little Hollywood Improvement Association. 10. Pat Christiansen - Visitation Valley Merchants Association. 11. Robert Konheim - California State Waste Management. 12. Gene Herzog - Sanitary Fill Co. 13. Frank Norrell. 14. Shirley Jones - San Francisco Executive Park Advisory Committee.

CONTINUED TO JULY 21, 1988

VOTE: 7-0

- 10a. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Discretionary Review of Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two

Item #86.522D (Cont)

tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.

(Continued from Regular Meeting of June 16, 1988)

CONTINUED TO JUNE 30, 1988
ABSENT: COMMISSIONER WRIGHT

VOTE: 6-0

11. 88.141C (Green)
5440 AND 5454 MISSION STREET, north side between Foote and Ottawa Avenues, Lots 1A and 4 in Assessor's Block 7044A - Request for authorization of Conditional Use to expand the existing parking lot for the McDonald's Restaurant (Large Fast Food Restaurant Section 790.91) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing 21 space parking lot at 5454 Mission Street to include 5440 Mission Street for a total number of 36 parking spaces on two lots with a total area of approximately 26,199 square feet.
(Continued from Regular Meeting of May 26, 1988)

WITHDRAWN. NO ACTION REQUIRED.

12. 88.276C (Green)
866 VALENCIA STREET, westerly side between 19th and 20th Streets, Lot 9 in Assessor's Block 3597 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 with billiard tables, defined by Section 790.38 of the Planning Code as Other Entertainment within the Valencia Street Neighborhood Commercial District. The proposal is to install a deli style food service activity with six (6) billiard tables within approximately 1,600 square feet of floor area.

2:45 - 2:55 P.M.

Speakers: 1. Walter Caplan - attorney for project sponsor. 2. Mrs. R. L. Bragg (con). 3. Lily Nun Dui. 4. Robert Taylor (con).

CONTINUED TO JULY 7, 1988

VOTE: 7-0

13. 88.306C (Green)
1258 VALENCIA STREET, west side between 23rd and 24th Streets, Lot 7 in Assessor's Block 3644 - Request for authorization of Conditional Use to approve the existing second (2nd) floor to commercial office use within the Valencia Street Neighborhood Commercial District. The proposal is to add a second story to the rear of the existing two-story building to increase this second story from approximately 900 square feet to approximately 1,960 square feet. The new floor area will be devoted entirely to office use. The existing 900 square feet (approximately) is currently used for offices. Lot 7 is approximately 2,247 square feet in size.

6:20 - 6:25 P.M.

Speaker: Richard Vollen - project architect.

APPROVED WITH CONDITIONS, MOTION #11386

VOTE: 7-0

14. 88.272C (Green)
2642, 2646 OCEAN AVENUE, northerly side between Lagunitas Drive and Municipal Railway Right-of-Way, Lot 3A in Assessor's Block 7223 - Request for authorization of Conditional Use to establish a Large Fast Food Restaurant as defined by Section 790.90 of the Planning Code and to enlarge an existing nonconforming second story office within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to remodel and expand the existing ground floor small self-service sandwich shop from approximately 600 square feet to include the adjacent vacant storefront for a total area of approximately 2,064 square feet and seating for up to 49 persons. The existing second story office is to expand by converting storage area to additional office space.

6:25 - 6:30 P.M.

Speaker: Bill Middleton (con)

APPROVED WITH CONDITIONS, MOTION #11387

VOTE: 7-0

3:00 P.M.

15. 88.054E (Maltzer)
RESIDENTIAL HOUSING SPECIAL USE DISTRICT - INTERIM CONTROLS - Appeals of two Preliminary Negative Declarations (published February 5, 1988, revised and published May 20, 1988) on proposed 12-month Interim Zoning Controls for RH-1, RH-1(D), RH-1(S), and RH-2 districts (except such areas included in Richmond/Sunset Interim Controls) to regulate height, gross floor area, setbacks, rear yards, vertical and horizontal expansions, parking, garages, curb cuts, and demolitions, to authorize the use of residential design guidelines in review of permits, and to institute certain public notice and recording procedures.
(Continued from Regular Meeting of June 16, 1988)

6:55 - 7:40 P.M.

Speakers: 1. Carl Ernst (pro-appeal). 2. Joe O'Donoghue (pro-appeal). 3. Chris Desser - Deputy City Attorney. 4. Roz Rosmund.
APPEAL WITHDRAWN. NO ACTION REQUIRED.

16. 88.316E (Maltzer)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Appeal of Preliminary Negative Declaration on proposed interim controls for 18 months (two years maximum) to restrict demolitions of residential buildings and regulate height, rear yard area, and design of new construction and alterations of existing buildings in one- and two-family house areas in San Francisco.

7:40 - 9:55 P.M.

Speakers: 1. Jim McCarthy (pro-appeal). 2. Joe O'Donoghue (pro-appeal). 3. Carl Ernst (pro-appeal). 4. Victor De Grassi (pro-appeal). 5. Terry Mullins (pro-appeal). 6. Robert Bossi (pro-appeal). 7. Lou Ravano (pro-appeal). 8. Henry Arana

Item #88.316E (Cont)

(pro-appeal). 9. Rush Sturges (pro-appeal). 10. Ed Sweeney (pro-appeal). 11. Vivien Wong (pro-appeal). 12. Butch Swanson (pro-appeal). 13. Vivian McDonald (pro-appeal). 14. Ivan O'Sullivan (pro-appeal). 15. Rose Tong Tsai (pro-appeal). 16. Larry McManus (pro-appeal). 17. Lisa Holland (pro-appeal). 18. Janet Carpinelli - PLAN (con-appeal). 19. Margaret Verges - Presidio Avenue Association of Concerned Neighbors (con-appeal). 20. Andy Burleigh (pro-appeal). 21. Michael Friel (pro-appeal). 22. Esther Zante (pro-appeal). 23. Patrick Mullins (pro-appeal). 24. Wayne Rieke (pro-appeal). 25. Bill Marconi. 26. Mary Hanni (pro-appeal). 27. Ron Tom (pro-appeal). 28. Mary Anne Miller (con-appeal). 29. James Arduo (pro-appeal). 30. Mike McGuire (pro-appeal). 31. N. D. Tsuo (pro-appeal). 32. Keith Consoer (con-appeal). 33. Eileen Young (pro-appeal). 34. Larry Yee (pro-appeal). 35. Evan Lu (pro-appeal). 36. Donald Chan (pro-appeal). 37. Johnny Chang (pro-appeal). 38. Jenny Hurley (con-appeal). 39. Christopher Donoghue (pro-appeal). 40. Henry Wu (pro-appeal). 41. Mary Connor (pro-appeal). 42. Edward Murphy (pro-appeal). 43. Julie Lee (pro-appeal). 44. Mr. Lee (pro-appeal).

SUSTAINED NEGATIVE DECLARATION/DENIED APPEAL,
MOTION #11388

VOTE: 5-1

VOTING NO: COMMISSIONER ENGMANN
ABSENT: COMMISSIONER WRIGHT

THE COMMISSION TOOK A RECESS FROM 10:00 TO 10:20 P.M.

17. 88.316EZT

(Ghosh)

NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition of single family and two-family residential buildings and major alteration and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. The Commission also may make modifications to the proposed interim controls as currently proposed. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.

10:20 P.M. - 1:35 A.M.

Items 17 and 18 were heard together.

Speakers: 1. Archie Occipinti (con). 2. Rose Tai (con). 3. John Bards. 4. Edith McMillan (pro). 5. George Fukuda (pro). 6. Dan McCarthy (con). 7. Joe O'Donoghue (con). 8. Lois Miyashiro -

Item #88.316EZT (Cont)

Richmond Residents Council (pro). 9. Dinah Verby - Richmond Community Association (pro). 10. Terry Mullins (con). 11. Robert Bossi (con). 12. Katie Lewis (con). 13. Rose Tong (con). 14. Lou Ravano (con). 15. Ron Tom (con). 16. Rush Sturges (con). 17. Vivien Wong (con). 18. Julie Lee (con). 19. Ron Russell (con). 20. Margaret Verges (pro). 21. Debra (unknown) (pro). 22. Patrick Mullins (con). 23. Wayne Rieke (con). 24. Andy Burleigh (con). 25. Keith Consoer (pro). 26. Alice Barkley. 27. Lori Wider.

CONTINUED TO JUNE 30, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

18. 88.316ZT (Bateson)

FREEZE ORDER - NEIGHBORHOOD CONSERVATION INTERIM CONTROLS -
Consideration of a freeze order to make the proposed Neighborhood Conservation Interim Controls retroactive. The freeze order would direct the Zoning Administrator, Superintendent of the Bureau of Building Inspection and other permit issuing agencies to suspend action on permit applications which propose a use, demolition, construction or alteration prohibited by the proposed Neighborhood Conservation Interim Controls and could apply to Building Permit Applications filed within 60 days before the first noticed hearing, or April 23, 1988.

10:20 - 1:35 P.M.

Items 17 and 18 were heard together. See Item 17 for speakers.

CONTINUED TO JUNE 30, 1988

VOTE: 6-0

ABSENT: COMMISSIONER WRIGHT

Adjourned: 1:35 A.M.

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#21
6/30/88

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 30, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 14 1988

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick and Morales.

ABSENT: Commissioner Coffey.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:55 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Barbara Sahm, Amit Ghosh, Vincent Marsh, Jim Miller and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

Speaker: Joe O'Donoghue.

D. ITEMS TO BE CONTINUED

1. 87.399EC (Christie)
300 ULLOA STREET, north side near Waithman Way, Lot 7 in Assessor's Block 2876 - Appeal of Preliminary Negative Declaration for the proposed construction of a three- to four-story 85,200 square foot residential care facility which would contain 115 rental rooms, with 62 off-street parking spaces. The project includes the subdivision of Lot 7 into two lots.
(Public Hearing Closed and Continued from Regular Meeting of June 9, 1988)
(Proposed for continuation to July 7, 1988)

2:00 - 2:15 P.M.

Items 1-3 were discussed together.

Speakers: 1. Michelle Enochson - Greater West Portal Neighborhood Association. 2. Robert McCarthy - Project Sponsor's Representative. 3. Carolyn Johnston. 4. Bud Wilson.

CONTINUED TO JULY 7, 1988
VOTING NO: COMMISSIONER BIERMAN
ABSENT: COMMISSIONER COFFEY

VOTE: 5-1

2. 88.109S (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Consideration of the SUBDIVISION OF A LOT of approximately 143,600 square feet INTO TWO LOTS, one of approximately 125,600 square feet and the other of approximately 18,000 square feet, in conjunction with the Planned Unit Development proposed under Case No. 87.399EC in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of June 9, 1988)
(Proposed for continuation to July 7, 1988)

2:00 - 2:15 P.M.

Items 1-3 were discussed together. See Item 1 for speakers.

CONTINUED TO JULY 7, 1988

VOTING NO: COMMISSIONER BIERMAN

VOTE: 5-1

ABSENT: COMMISSIONER COFFEY

3. 87.399EC (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Request for authorization of Conditional Use to permit a 115-bedroom RESIDENTIAL CARE FACILITY AS A PLANNED UNIT DEVELOPMENT on a lot having approximately 125,600 square feet of area and proposing exceptions from Planning Code requirements for rear yards, number of required parking spaces and bedroom density standards in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of June 9, 1988)
(Proposed for continuation to July 7, 1988)

2:00 - 2:15 P.M.

Items 1-3 were discussed together. See Item 1 for speakers.

CONTINUED TO JULY 7, 1988

VOTING NO: COMMISSIONER BIERMAN

VOTE: 5-1

ABSENT: COMMISSIONER COFFEY

4. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Discretionary Review of Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.
(Continued from Regular Meeting of June 23, 1988)
(Proposed for continuation to July 7, 1988)

CONTINUED TO JULY 7, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

5. 88.295C (Casey)
5024-5030 - 3RD STREET, northwest side between Quesada and Revere Avenues, Lot 5 in Assessor's Block 5338 - Request for authorization of Conditional Use to convert three residential dwelling units to commercial office space on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

6. 87.570D (Nixon)
714 - 11TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 46 in Assessor's Block 1653 - Discretionary Review of Building Permit Application No. 8705720 for the proposed addition of one dwelling unit and two stories resulting in a three-story over garage duplex.
(Continued from Regular Meeting of June 9, 1988)
(Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

7. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 16, 1988)
(Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

8. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 28, 1988)
(Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

9. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of April 28, 1988)
(Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

10. 87.568D (Nixon)
4632 ANZA STREET, north side between 37th and 38th Avenues, Lot 17A in Assessor's Block 1507 - Consideration of request for Discretionary Review of Building Permit Application No. 8707322 proposing the addition of one story and one dwelling unit to the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district.
(Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

11. 87.568D (Nixon)
4632 ANZA STREET, north side between 37th and 38th Avenues, Lot 17A in Assessor's Block 1507 - Discretionary Review of Building Permit Application No. 8707322, as described above.
(Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

12. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of June 16, 1988)
(Proposed for continuation to July 21, 1988)

CONTINUED TO JULY 21, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

13. 87.538EACV (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of May 19, 1988)
(Proposed for continuation to July 21, 1988)

Item #87.53EACV(Cont)

CONTINUED TO JULY 21, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

14. 87.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court; 1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Discretionary Review of Building Permit Application Nos. 8800813, 8800814, 8800815, and 8800816 to permit dwelling units in an RH-3 (House, Three-Family) district (Lot 3) and an NC-3 (Moderate-Scale Neighborhood Commercial) district (Lot 3H).
(Proposed for continuation to July 21, 1988)

CONTINUED TO JULY 21, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

15. 87.538EAVD (Marsh)
1555 LOMBARD STREET, 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, south side approximately 206 feet west of Franklin Street, Lot 3H in Assessor's Block 504 - Request for Exposure of a Dwelling Unit Variance for a proposed two-story over garage, three-unit residential building at the front (Lombard Street) of the subject property in an NC-3 (Moderate-Scale Neighborhood Commercial) district. As a result, the existing one-story, single family dwelling at the rear of the subject property will not have the exposure required by the Planning Code for a dwelling unit. The Code requires that at least one room of the dwelling unit shall face directly upon a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Code.
(Proposed for continuation to July 21, 1988)

CONTINUED TO JULY 21, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

16. 88.234Q (Hood)
2111 FRANKLIN STREET, northwest corner of Jackson and Franklin Streets, Lots 1H and 59 through 68 in Assessor's Block 593 - Request for exception to the provisions of the Subdivision Code in which the designation of a moderate-income housing unit may be removed through the provision of an in-lieu payment to the City's Housing Development Fund for a previously approved 10-unit condominium conversion subdivision. (Case No. RS78.22)
(Continued from Regular Meeting of June 16, 1988)
(Proposed for continuation to July 21, 1988)

WITHDRAWN. NO ACTION REQUIRED.

17. 88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow business or professional commercial office use on the first floor in the Hayes-Gough Neighborhood Commercial District.
(Continued from Regular Meeting of May 19, 1988)
(Proposed for continuation to July 21, 1988)

CONTINUED TO JULY 21, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

18. 88.228I (Casey)
1001 POTRERO AVENUE, SAN FRANCISCO GENERAL HOSPITAL, east side between 22nd and 23rd Streets, in Assessor's Blocks 4090 and 4154 - Hearing for San Francisco General Hospital Institutional Master Plan covering ten years of development.
(Proposed for continuation to July 21, 1988)

CONTINUED TO JULY 7, 1988
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

19. 88.172C (Casey)
608 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 19 in Assessor's Block 2345-A - Request for authorization of Conditional Use to convert second floor residential space into commercial office space in an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

20. 88.171C (Casey)
711 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 48 in Assessor's Block 2408 - Request for authorization of Conditional Use to convert second floor residential space to commercial office use in an NC-2 (Small-Scale Neighborhood Commercial) district.
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY
ABSENT: COMMISSIONER COFFEY

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

21. 88.313C (Miller)
250 PALO ALTO AVENUE, MT. SUTRO TELEVISION TOWER AND BUILDING, Lot 3 in Assessor's Block 2724 - Consideration of final language to DISAPPROVE the authorization of Conditional Use to expand the existing television transmission building and add antennae to the tower on the subject site in a manner not specifically authorized under the Conditional Use for a television transmission building and antennae tower approved in 1966 by the City Planning Commission under Resolution No. 5967. This application has been filed in connection

Item 88.313C(Cont)

with the review of Building Permit Application No. 8717463 proposing a 32-foot high horizontal extension to the north of the existing building containing approximately 3,100 square feet of floor area for additional transmitting equipment. The proposed project would also involve rerouting the entrance driveway and the removal and planting of trees at the northeast corner of the site. Additional antennae are proposed to be placed on the tower. The subject site is in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk district.
(Public Hearing Closed and Continued from Regular Meeting of June 23, 1988)

2:20 - 3:00 P.M.

Speakers: 1. John Bardis - Inner Sunset Action Committee. 2. Ramona-Twin Peaks Council.

APPLICATION WITHDRAWN.

The Commission unanimously passed a motion directing the Department to transcribe the June 16th hearing testimony and to send such transcription to the Health Department, requesting their investigation.

The Commission unanimously passed a motion instructing the Department to prepare a change in the Commission's Rules so that an applicant cannot withdraw his/her application without prejudice after a vote of intent to disapprove has been taken. The Commission also unanimously passed a motion initiating a Commission policy that substantive building permit applications on Sutro Tower be referred to the Commission for possible discretionary review.

F. REGULAR CALENDAR

22. 88.316ZT

(Bateson)

FREEZE ORDER - NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of a freeze order to make the proposed Neighborhood Conservation Interim Controls retroactive. The freeze order would direct the Zoning Administrator, Superintendent of the Bureau of Building Inspection and other permit issuing agencies to suspend action on permit applications which propose a use, demolition, construction or alteration prohibited by the proposed Neighborhood Conservation Interim Controls and could apply to Building Permit Applications filed within 60 days before the first noticed hearing, or April 23, 1988.

(Continued from Regular Meeting of June 23, 1988)

3:00 - 5:08 P.M.

6:35 - 11:47 P.M.

The Commission took a recess from 6:05 to 6:35 p.m., and another recess from 9:35 to 9:55 p.m. Items 22 and 23 were heard together in the Board of Supervisors Legislative Chambers.

Speakers: 1. Chris Desser - Deputy City Attorney. 2. Virginia Fusco (pro). 3. Robert Bossi (con). 4. Alice Barkley (con) 5. Edith McMillan (pro). 6. Brian Doohan (pro). 7. Carl Ernst (con). 8. Rush Sturges (con). 9. Mary Anne Miller - SPEAK (pro). 10. Jake McGoldrick - Richmond Community Association (pro). 11. Lew Schalit (pro). 12. Julie Lee (con). 13. Michael Griffin (pro). 14. Bill Delia - Duncan Newburg Neighborhood Association (pro). 15. Chris Baker (con). 16. Wayne Rieke (con). 17. Lois Miyashiro (pro). 18. Lorraine Lucas - Golden Gate Heights Association. (pro). 19. Vivien Wong (con). 20. Brian Cassidy (con). 21. Patrick Lanek (con). 22. Nancy Gannon (pro). 23. Archie Occipinti (con). 24. Lou Ravano (con). 25. Sue Hestor 26. Margaret Verges (pro). 27. Mary Hanni (con). 28. Rose Tsai - American Chinese Association (con). 29. Ramona - Twin Peaks Council. 30. Joe Wong (con). 31. Don Chan (con). 32. Yi Chan (con). 33. Patrick O'Donoghue (con). 34. Yi Ying (con). 35. Andy Burleigh (con). 36. Jean Marc Landau (con). 37. Hiroshi Fukuda (pro). 38. John Bardis (pro). 39. Jo Danton (con). 40. Joe O'Donoghue (con).

The Commission voted unanimously on the following amendments:

1. Amend the purposes of the ordinance
2. Add definition of abutting property and change definition of adjacent building
3. Amend title and definition of Section 503(f) to be "Alterations..."
4. Amend demolition conditions by adding Fire Department to determination of unsound structure
5. Amending the scope of the ordinance
6. Amending Section 705(a) (3)
7. Amending Section 506(a)
8. Correcting rear yard averaging provisions
9. Deleting exceptions provisions
10. Designating 1979 Residential Design Guidelines as guidelines, not standards
11. Amending Section 507(c)
12. Add designated agent to property owner in preapplication meeting
13. Other minor corrections.

The Commission passed by a vote of 5-1, Commissioner Karasick dissenting, an amendment to Section 506(b).

APPROVED FREEZE ORDER, RESOLUTION #11391
VOTING NO: COMMISSIONER KARASICK
ABSENT: COMMISSIONER COFFEY

VOTE: 5-1

23. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition of single family and two-family residential buildings and major alteration and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. The Department of City Planning has proposed amendments to clarify provisions of the controls. The Commission also may make further modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.
(Continued from Regular Meeting of June 23, 1988)

NOTE: The Commission will not act on the Interim Controls at this meeting. They will hold another public hearing on this matter on July 14, 1988.

3:00 - 5:12 P.M.

6:35 - 11:47 P.M.

Items 22 and 23 were heard together. See Item 22 for speakers.

Amendments to the ordinance are noted in Item 22.

CONTINUED TO JULY 14, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

5:00 P.M.

24. 88.184L (J. Malone)
1366 GUERRERO STREET, west side between 25th and 26th Streets, Lot 13 in Assessor's Block 6533 - Acting on the recommendation of the Landmarks Preservation Advisory Board to designate the Frank G. Edwards House as a landmark pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of June 16, 1988)

5:08 - 5:12 P.M.

Speaker: Jean Kortum - Landmarks Preservation Advisory Board (pro).

APPROVED, RESOLUTION #11389

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

25. 88.183L (J. Malone)
CHARLES L. HINKEL HOUSE, 280 DIVISADERO STREET, Lot 23 in Assessor's Block 1238 - Consideration of the Landmarks Preservation Advisory Board recommendation that the above-referenced site be designated as a landmark and landmark site pursuant to Article 10 of the City Planning Code.

5:12 - 5:17 P.M.

Speaker: Mark Ryser - Heritage (pro).

APPROVED, RESOLUTION #11390

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

26. 88.303C (Miller)
405 BAKER STREET, west side between Hayes and Grove Streets, Lot 7 in Assessor's Block 1199 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for 12 autistic young adults (The Burt Center) in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of June 23, 1988)

5:18 - 6:05 P.M.

Speakers: 1. Mike Miller - Project Architect. 2. Shelley Johnson - Project Sponsor. 3. Naomi Reischbach - Project Sponsor.

4. John Batania (pro). 5. John Bardis (con). 6. Margo Hageman - Project Sponsor. 7. Margaret Verges - Presidio Avenue Association of Concerned Neighbors (con). 8. Mark Ryser - Heritage.

CONTINUED TO JULY 7, 1988

VOTE: 6-0

ABSENT: COMMISSIONER COFFEY

Adjourned: 11:55 P.M.

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OF THE
- SAN FRANCISCO
- CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
JULY 6, 1988
450 MCALLISTER STREET, ROOM 605
3:00 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu and Morales.

ABSENT: Commissioner Nothenberg.

3:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 3:15 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director of Plans and Programs and Lori Yamauchi - Administrative Secretary.

Dean Coffey, General Manager of the Public Utilities Commission, introduced Romaine Boldridge, Secretary to the Public Utilities Commission, as his new alternate on the City Planning Commission, in place of Douglas Wright, who was appointed as a Deputy Mayor.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

Department of City Planning work program and budget priorities, personnel and service targets.

In discussing with the Department management the budget and staff reductions and shifts, the permit processing workload and other code implementation and work demands, and the planning program, the Commission inquired about the following:

1. Plans and Programs staffing, cost and timeline by project;
2. Implementation staffing and cost by unit of service (e.g. Conditional Use case);
3. Potential fee increases and new fees to pay for increased levels of service, (e.g. violation abatement/enforcement, Master Plan referrals);
4. Developing better and more instructional materials to the public.

The Commissioners identified the following as priorities:

1. Permit processing and maintaining the levels of service;
2. Instructional materials for the public and improving Information Counter service to the public.

The Commissioners also asked for the following within 30 days:

1. List of priorities, with projected staff hours, timeline and brief description of the genesis of each project;
2. Ideas on dealing with the 1990 Census staffing.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker.
The Commission will not act formally on any matters raised.

Speakers: 1. Sue Hestor. 2. Edith McMillan. 3. David Spero. 4. Margaret Verges. 5. Ramona. 6. Keith Consoer.

Adjourned.

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S U M M A R Y

DOCUMENTS DEPT.

OF THE
— SAN FRANCISCO
= CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
= JULY 7, 1988
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick
and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore -
Zoning Administrator, Lu Blazej, Barbara Sahn, Ivan Christie, Peter
Albert, Gerald Green, Jim Miller, Vincent Marsh, Mike Berkowitz, and Lori
Yamauchi - Administrative Secretary.

President Bierman introduced Romaine Boldridge as the new alternate for
Dean Coffey, General Manager of the Public Utilities Commission,
ex-officio member of the City Planning Commission.

A. DIRECTOR'S REPORT

1. Discussion of City Planning Commission hearing on July 14, 1988
regarding Neighborhood Conservation Interim Controls (Case No.
88.316E2T). The Commission could apply limitations on the total
length of the hearing and the scope of the testimony received on that
date.

The Commission directed the Department to schedule four hearings on
the proposed Neighborhood Conservation Interim Controls, focused in
subject and limited in length as follows:

1. July 14 - scope of purpose of the proposed controls, new housing
potential and the economics of housing production under the
proposed controls - 3 hours;
2. July 21 - new construction and alterations provisions of the
controls - 2 hours;
3. July 28 - new construction and alterations provisions of the
controls - 2 hours
4. August 4 - notice and permit processing provisions of the controls
- 2 hours.

2. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the City Planning Code with a Sunset Clause which would limit the amendments to a 12-month period; and consideration of a resolution to adopt the policies and objectives contained in the Department of City Planning document entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for neighborhood livability and future development of the South of Market area. A public hearing is scheduled for July 28, 1988.

CONTINUED TO JULY 14, 1988

B. COMMISSIONERS' QUESTIONS AND MATTERS

The Commission asked that the Department staff present the preliminary recommendation on conditional use cases at the beginning of the hearings the Commission also asked that the Department report on Commission cases that have been appealed and the disposition of such appeals.

3. Consideration of Resolution of Recognition and Appreciation to Douglas G. Wright for his service and contributions as a member of the City Planning Commission.

Speakers: 1. Douglas Wright. 2. Toby Rosenblatt. 3. Yoshio Nakashima.
APPROVED, RESOLUTION #11392 VOTE: 7-0

C. PUBLIC COMMENT

Speakers: 1. Greg Philliposian - staff recommendation. 2. Howard Strassner. 3. Joe O'Donoghue. 4. John Bardis - Report on five largest industries in San Francisco.

D. ITEMS TO BE CONTINUED

- 3a. 88.278C (Miller)
4614 CALIFORNIA STREET, north side between 8th and 9th Avenues, Lot 49 in Assessor's Block 1368 - Request for authorization of Conditional Use to permit a change in use of a dwelling unit to a Ministry for Spiritual Counseling as part of Saint James Episcopal Church Programs, in an RM-1 (Mixed Residential, Low Density) district, pursuant to Section 209.3(j) of the City Planning Code. (Proposed for continuation to July 14, 1988)

CONTINUED TO JULY 14, 1988

VOTE: 7-0

4. 82.368EC (Scott)
900 KEARNY STREET, northeast corner at Jackson Street, Lot 11 in Assessor's Block T76 - Request for authorization of Conditional Use to permit a financial service and accessory office use in excess of 5,000 square feet in the CCB (Chinatown Community Business) District. The proposal is for up to 11,300 square feet of administrative office use by Golden Coin Savings and Loan Association. (Proposed for continuation to August 4, 1988)

CONTINUED TO AUGUST 4, 1988

VOTE: 7-0

5. 88.211C (Hood)
3044-3046 ALEMANY BOULEVARD, north side between Lawrence and Sickles Avenues, Lot 33 in Assessor's Block 7140 - Request for authorization of Conditional Use to convert a two-unit residential townhouse to an inn containing no more than five rooms for transient guests in an RM-1 (Mixed Residential, Low Density) district. (Proposed for continuation to August 4, 1988)

CONTINUED TO AUGUST 4, 1988

VOTE: 7-0

E. REGULAR CALENDAR

6. 87.399EC (Christie)
300 ULLOA STREET, north side near Waithman Way, Lot 7 in Assessor's Block 2876 - Appeal of Preliminary Negative Declaration for the proposed construction of a three to four-story 85,200 square foot residential care facility which would contain 115 rental rooms, with 62 off-street parking spaces. The project includes the subdivision of Lot 7 into two lots. (Public Hearing Closed and Continued from Regular Meeting of June 30, 1988)

Speakers: 1. Susan Bernhardt - Counsel for Neighbors. 2. Robert McCarthy - Project Sponsor's Representative. 3. Polly Layer - Greater West Portal Neighborhood Association.
SUSTAINED APPEAL/REQUIRED ENVIRONMENTAL IMPACT REPORT,
MOTION #11393

VOTE: 7-0

7. 88.109S (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Consideration of the SUBDIVISION OF A LOT of approximately 143,600 square feet INTO TWO LOTS, one of approximately 125,600 square feet and the other of approximately 18,000 square feet, in conjunction with the Planned Unit Development proposed under Case No. 87.399EC in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation. (Continued from Regular Meeting of June 30, 1988)

CONTINUED INDEFINITELY

VOTE: 7-0

8. 87.399EC (McDonald)
300 ULLOA STREET, west side between Rockaway Avenue and Kensington Way, Lot 7 in Assessor's Block 2876 - Request for authorization of Conditional Use to permit a 115-bedroom RESIDENTIAL CARE FACILITY AS A PLANNED UNIT DEVELOPMENT on a lot having approximately 125,600 square feet of area and proposing exceptions from Planning Code requirements for rear yards, number of required parking spaces and bedroom density standards in an RH-1(D) (House, One-Family Detached Dwellings) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of June 30, 1988)

CONTINUED INDEFINITELY

VOTE: 7-0

The Commission took a recess from 3:30 to 4:05 P.M.

4:00 P.M.

9. 88.276C (Chiong)
866 VALENCIA STREET, westerly side between 19th and 20th Streets, Lot 9 in Assessor's Block 3597 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 with billiard tables, defined by Section 790.38 of the City Planning Code as Other Entertainment within the Valencia Street Neighborhood Commercial District. The proposal is to install a deli style food service activity with six (6) billiard tables within approximately 1,600 square feet of floor area.
(Continued from Regular Meeting of June 23, 1988)

Speaker: 1. Lin Musfelt - Interpreter for project sponsor. 2. Mrs. Bragg (con). 3. Carmen Fuentes (con). 4. Robert Taylor (con). 5. David Spero (con). 6. Scott Ellsworth (con).
DISAPPROVED, MOTION #11394

VOTE: 5-2

VOTING NO: COMMISSIONERS DICK AND KARASICK

10. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Discretionary Review of Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.
(Continued from Regular Meeting of June 30, 1988)

Speakers: 1. Stanley Dintcho - project sponsor. 2. Randolph Delahanty - preservation consultant to sponsor. 3. Leslie Leonhardt (con). 4. Eric Tabiks (con). 5. Lynn Deakin (con). 6. Marlie Maliko (con). 7. Sherry Cotter (con). 8. John McGraw (con).
PASSED MOTION OF INTENT TO APPROVE AS PLANNED, FINAL LANGUAGE ON JULY 14, 1988

VOTE: 5-2

VOTING NO: COMMISSIONERS ENGMANN AND MORALES

11. 88.303C (Miller)
405 BAKER STREET, west side between Hayes and Grove Streets, Lot 7 in Assessor's Block 1199 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for 12 autistic young adults (The Burt Center) in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of June 30, 1988)

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11396

VOTE: 7-0

12. 87.270ECCCC (Marsh)
649 PORTOLA DRIVE/15 TERESITA BOULEVARD, southeast corner between Teresita and O'Shaughnessy Boulevards, Lots 26, 27, and 28 in Assessor's Block 2901-A - Request for authorization of Conditional Use to permit a Mixed Use building on three lots containing over 4,999 square feet within an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District. The project, more specifically, contains approximately 5,500 square feet of ground floor commercial space to be apportioned in three or four storefronts; 14 two-bedroom, two-bath units on the second and third levels of the subject property; 14 off-street parking spaces; landscaping improvements on City owned Lot 29 in Assessor's Block 2901-A and 19 off-street parking spaces to be located within the Portola Drive right-of-way.

Speakers: 1. Charles Kroupa - Miraloma Improvement Club (con). 2. Victor Gonzales - project sponsor. 3. Samuel Noily - project architect.

APPROVED WITH CONDITIONS, MOTION #11395

VOTE: 7-0

13. 88.2281 (Casey)
1001 POTRERO AVENUE, SAN FRANCISCO GENERAL HOSPITAL, east side between 22nd and 23rd Streets, in Assessor's Blocks 4090 and 4154 - Hearing for San Francisco General Hospital Institutional Master Plan covering ten years of development.
(Continued from Regular Meeting of June 30, 1988)

CONTINUED TO JULY 21, 1988

VOTE: 7-0

14. 88.067D (Berkowitz)
238 BEMIS STREET, west side between Sussex and Moffitt Streets, Lot 6 in Assessor's Block 7548 - Discretionary Review of Building Permit Application No. 8800676 for the CONSTRUCTION OF A THREE-STORY, SINGLE FAMILY RESIDENTIAL BUILDING in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of June 23, 1988)

Speaker: Veronica Stork

APPROVED WITH CONDITIONS, MOTION #11397

VOTE: 7-0

15. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655, and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 19, 1988)

CONTINUED TO AUGUST 4, 1988

VOTE: 7-0

16. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 16, 1988)

CONTINUED TO AUGUST 4, 1988

VOTE: 7-0

17. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590, as described above.
(Continued from Regular Meeting of June 16, 1988)

CONTINUED TO AUGUST 4, 1988

VOTE: 7-0

18. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Consideration of request for Discretionary Review of Building Permit Application No. 8802713 for an ADDITION TO AN EXISTING BUILDING in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of June 16, 1988)

CONTINUED TO JULY 21, 1988

VOTE: 7-0

19. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Discretionary Review of Building Permit Application No. 8802713, as described above.
(Continued from Regular Meeting of June 16, 1988)

CONTINUED TO JULY 21, 1988

VOTE: 7-0

Adjourned at 6:35 P.M.

S U M M A R Y
OF THE
SPECIAL JOINT MEETING

GOLDEN GATE NATIONAL RECREATION AREA ADVISORY COMMISSION
AND
SAN FRANCISCO
CITY PLANNING COMMISSION
THURSDAY
JULY 7, 1988
BUILDING 201
FORT MASON
7:30 P.M.

PRESENT: City Planning Commissioners Bierman, Boldridge, Dick, Engmann, Hu
and Morales.

Golden Gate National Recreation Area Advisory Commissioners: Ayala,
Bartke, Boerger, Cogswell, Crowley, Eisenberg, Friedman, Meyer, Park
Li, Pinkston, Robinson, Sciaroni, Spring, Wayburn and Williams.

ABSENT: Commissioner Nothenberg.

7:30 P.M.

MEETING WAS CALLED TO ORDER BY GGNRA COMMISSION CHAIRMAN FRANK BOERGER AT
7:50 P.M.

San Francisco Planning Department staff in attendance: Dean Macris -
Director of Planning, George Williams - Assistant Director for Plans and
Programs, Barbara Sahm, Stephen Shotland and Lori Yamauchi -
Administrative Secretary.

1. 88.219R (Shotland)
Public hearing on the proposed conversion of Building 211 at the
Presidio of San Francisco to a Burger King restaurant.

Speakers: 1. Howard Levitt - GGNRA Management Assistant. 2. Colonel
Joseph Rafferty - Commander of the Presidio of San Francisco. 3.
Charles Bonny. 4. Margaret Moore -

Speakers: 1. Howard Levitt - GGNRA Management Assistant. 2. Colonel
Joseph Rafferty - Commander of the Presidio of San Francisco. 3.
Charles Bonny. 4. Margaret Moore - Presidio Heights Association of
the Neighbors. 5. Lou Perelli. 6. Henrietta Wischneski - Pacific
Heights Residents Association. 7. Randolph Delahanty. 8. Don Myrtle.
9. Specialist Wood. 10. Deetje Boleer.

GGNRA Commission passed motion to approve project. No City Planning
Commission action was taken.

2. 88.383R (Shotland)
Public hearing on the proposed upgrade of an existing Motor Pool near Fort Scott at the Presidio of San Francisco.

Items 2 and 3 were heard together.

Speakers: 1. Colonel Joseph Rafferty. 2. Sue Smith. 3. Rebecca Evans - Sierra Club. 4. Roger Schaffer. 5. Dave Warner - Master Planning branch, Presidio of San Francisco.

3. 88.384R (Shotland)
Public hearing on the proposed expansion of the Post Exchange (P.X.) facility near Crissy Field at the Presidio of San Francisco.

Items 2 and 3 were heard together. See Item 2 for speakers.
No Commission action was taken.

4. 88.407R (Shotland)
Public hearing on the Golden Gate National Recreation Area's plans for Crissy Field site improvements.

Speakers: 1. Doug Nadeau - GGNRA Staff. 2. Nancy Hoerner - GGNRA staff. 3. Sue Smith - California Native Plants Society. 4. Ruth Boals - Golden Gate Audubon Society. 5. Kay Matsumoto. 6. Joan Williams - Marina Cove Neighborhood Association. 7. Al Kurtz. 8. Birch Thompson - San Francisco Boardsailing Association. 9. Rebecca Evans - Sierra Club. 10. Ellen Borfeld. 11. Charles Bonny. 12. Paul Heineken. 13. Carol Leonard - Harbormaster of the San Francisco Marina.

No Commission action was taken.

Adjourned at 11:40 P.M.

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OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 14, 1988
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Johnson and Morales.

ABSENT: Commissioner Hu.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Alec Bash, Mary Gallagher, Gerald Green, Amit Ghosh, Thomas Casey, Jim Nixon, Jim Miller and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 88.374EZ (Skiffer)
Consideration of Initiation of Permanent and Interim Zoning Controls for property generally bounded by Larkin, Golden Gate, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from 80-X to 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.
(A public hearing will be scheduled for August 4, 1988)

CONTINUED TO JULY 21, 1988
ABSENT: COMMISSIONER HU

VOTE: 6-0

2. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the City Planning Code with a Sunset Clause which would limit the amendments to a 12-month period; and consideration of a resolution to adopt the policies and objectives contained in the Department of City Planning document entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for neighborhood livability and future development of the South of Market area. A public hearing is scheduled for August 4, 1988.

Item #88.354EZT

CONTINUED TO JULY 21, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

2a.

(Bash)

Consideration of Amendments to an Ordinance amending the Administrative Code to add Chapter 56, authorizing Development Agreements.

NOTE: This legislation was considered and approved by the Commission in an earlier draft. Amendments were proposed and considered by the Land Use Committee of the Board of Supervisors. These amendments have been forwarded to the Commission for their review.

1:55 - 2:40 P.M.

Speakers: 1. Marcia Rosen - San Francisco Lawyers' Committee for Urban Affairs (pro). 2. Calvin Welch - Council of Community Housing Organizations (pro).

APPROVED, RESOLUTION #11398

VOTE: 6-0

ABSENT: COMMISSIONER HU

COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Amendment to the Rules and Regulations of the Commission, Article IV, Section 6, concerning withdrawals of applications after votes of intent are taken by the Commission, but prior to final action.

NOTE: The Commission will hear testimony on this amendment today and at its next meeting before acting on the proposed amendment.

2:40 - 2:55 P.M.

Speakers: 1. Ramona - Twin Peaks Council. 2. Margaret Verges.

The Commission instructed staff to prepare modified language to restrict withdrawals of applications after the public hearing begins.

CONTINUED TO JULY 21, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS HU AND JOHNSON

4.

(Miller)

Consideration of Resolution to establish a policy of Discretionary Review over substantive building permit applications for additions to the transmission building and tower of Sutro Tower, including antennae.

2:55 -3:10 P.M.

Speakers: 1. Ramona - Twin Peaks Council. 2. Margaret Verges. 3.

Armin Perlmuter - Twin Peaks Improvement Association.

APPROVED, RESOLUTION #11399

VOTE: 5-0

ABSENT: COMMISSIONERS HU AND JOHNSON

C. PUBLIC COMMENTD. ITEMS TO BE CONTINUED OR WITHDRAWN

5. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to a later date)

CONTINUED TO AUGUST 11, 1988
ABSENT: COMMISSIONERS HU AND JOHNSON

VOTE: 5-0

6. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 11, 1988)

CONTINUED TO AUGUST 11, 1988
ABSENT: COMMISSIONERS HU AND JOHNSON

VOTE: 5-0

7. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 11, 1988)

CONTINUED TO AUGUST 11, 1988
ABSENT: COMMISSIONERS HU AND JOHNSON

VOTE: 5-0

8. 87.791L (Marsh)
CIVIC CENTER HISTORIC DISTRICT - Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as Civic Center be designated as an historic district pursuant to Article 10 of the City Planning Code. The proposal encompasses 50 Fulton Street, 41-195 Grove Street, 45 Hyde Street, 100-200 Larkin Street, 1170-1298 Market Street, 83-580 McAllister Street, 1-10 United Nations Plaza, 234-512 Van Ness Avenue being Lots 22, 32, 37, 50, and 51 in Assessor's Block 351, Lots 3-10 and 15 in Assessor's Block 355, Lots 2-6 in Assessor's Block 766, Lots 1, 16, 18-21 in Assessor's Block 811, and all of Assessor's Blocks 353, 354, 767, 786A, 787, 788, 810 and 812.
(Continued from Regular Meeting of June 16, 1988)
(Proposed for continuation to August 18, 1988)

CONTINUED TO AUGUST 18, 1988
ABSENT: COMMISSIONERS HU AND JOHNSON

VOTE: 5-0

9. 88.033EC (Green)
4, 6, 8 AND 10 MOULTON STREET AND 1929, 1937 AND 1939 LOMBARD STREET, between Buchanan and Webster Streets, Lots 2A and 16 in Assessor's Block 508 - Request for authorization of Conditional Use to demolish two existing buildings with second story dwelling units and to reduce the amount of required residential parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish two buildings frontage on Moulton Street (4 through 10 Moulton Street) with four dwelling units and to construct a new three-story building also containing four dwelling units and four ground floor off-street parking spaces. The building at 1929 Lombard Street will be remodeled to include an additional story and a new dwelling unit without the required off-street parking. Both lots would contain a total of eight (8) dwelling units with four (4) off-street parking spaces. The existing ground floor area for both 1929 and 1937 Lombard Street are to expand under this proposal by 495 square feet and 351 square feet, respectively. The size of Lots 2A and 16 together are approximately 4,881 square feet.
(Continued from Regular Meeting of June 16, 1988)
NOTE: This project has been withdrawn.

APPLICATION WITHDRAWN. NO ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

10. 86.522D (Green)
2253 UNION STREET, south side between Steiner and Fillmore Streets, Lot 29 in Assessor's Block 539 - Consideration of final language to APPROVE Building Permit Application No. 8715672 for the proposed alteration to the existing three-story residential building to add a garage for two tandem parking spaces, commercial floor area, a second dwelling unit and a fourth story within the Union Street Neighborhood Commercial District.
(Public Hearing Closed and Continued from Regular Meeting of July 7, 1988)
- 3:30 - 4:00 P.M.
Speakers: 1. Stanley Dintcho - Project Sponsor. 2. Randolph Delahanty. 3. Leslie Leonhardt.
APPROVED WITH AMENDED CONDITIONS (re: sloping of sides on top floor, retention of 10' height of top floor), MOTION # 11400 VOTE: 3-2
VOTING NO: COMMISSIONERS ENGMANN AND MORALES
ABSENT: COMMISSIONERS HU AND JOHNSON

The Commission took a recess from 3:50 to 4:10 P.M.

F. CONSENT CALENDAR

11. 88.372C (Gallagher)
28-30 WEST PORTAL AVENUE, west side between Ulloa Street and Santa Clara Avenue, Lot 3 in Assessor's Block 2931 - Request for authorization of Conditional Use under Section 186.1(a) to create an opening between an existing large fast-food establishment and an existing small self-service establishment, resulting in one large

Item #88.372C(Cont)

fast-food establishment. This application has been placed on the Consent Calendar with a recommendation for approval. The proposed Conditions of Approval are available for inspection at the Department of City Planning.

APPROVED WITH CONDITIONS, MOTION #11401

VOTE: 5-0

ABSENT: COMMISSIONERS HU AND JOHNSON

G. REGULAR CALENDAR

12. 88.373C

(Gallagher)

1 CLEMENT STREET, southwest corner of Clement Street and Arguello Boulevard, Lot 1 in Assessor's Block 1433 - Request for authorization of Conditional Use under Section 186.1(c)(5) for the relocation of a full-service restaurant from 11 Clement Street to 1 Clement Street.

4:15 - 4:25 P.M.

Speaker: Paul Sarkas - Project Sponsor.

APPROVED WITH CONDITIONS, MOTION #11402

VOTE: 5-0

ABSENT: COMMISSIONERS HU AND JOHNSON

13. 88.278C

(Miller)

4614 CALIFORNIA STREET, north side between 8th and 9th Avenues, Lot 49 in Assessor's Block 1368 - Request for authorization of Conditional Use to permit a change in use of a dwelling unit to a Ministry for Spiritual Counseling as part of Saint James Episcopal Church Programs, in an RM-1 (Mixed Residential, Low Density) district, pursuant to Section 209.3(j) of the City Planning Code.
(Continued from Regular Meeting of July 7, 1988)

CONTINUED TO JULY 28, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS HU AND JOHNSON

14. 88.316EZT

(Ghosh)

NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition of single family and two-family residential buildings and major alteration and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. The Department of City Planning has proposed amendments to clarify provisions of the controls. The Commission also may make further modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the

Item #88.316EZT(Cont)

Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.

(Continued from Regular Meeting of June 30, 1988)

NOTE: The Commission will hold four hearings, limited in scope and time, during the next four regular meetings. Then, the Commission will hold one or two hearings when they will entertain general testimony on the proposed controls and any potential revisions.

The hearing will focus on the scope and purpose of the ordinance, potential for new housing and the economics of housing production.

THE HEARING WILL BE LIMITED TO THREE HOURS IN LENGTH.

4:25 - 6:55 P.M.

Speakers: 1. Bill Wittle - Deputy Mayor for Housing. 2. Joe O'Donoghue - Residential Builders Association of San Francisco. 3. Michael Murphy (pro). 4. Edith McMillan (pro). 5. Bok Pon - American Chinese Association (con). 6. Kathryn Hamaker (con). 7. Carol Taylor (pro). 8. Jane Grafflin. 9. Al Lanier. 10. Rose Tsai (con). 11. Lois Miyashiro - Richmond Residents Council (pro). 12. Terry Milne (pro). 13. John Bardis - Inner Sunset Action Committee. 14. Nancy Gannon (pro). 15. Mary Anne Miller - SPEAK. 16. Ramona - Twin Peaks Council. 17. Michael Nurne (pro). 18. Vincent Walsh (con). 19. Jerry Klein (con). 20. Andy Burleigh (con). 21. Jake McGoldrick - Richmond Community Association, San Francisco Housing and Tenants Council.

CONTINUED TO JULY 21, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

The Commission took a recess from 6:55 to 7:10 P.M.

5:00 P.M.

15. 88.293C

(Green)

348 CHURCH STREET, west side between 15th and 16th Streets, Lot 5 in Assessor's Block 3558 - Request for authorization of Conditional Use to extend the termination date for an additional ten (10) years of an existing nonconforming rug cleaning plant within an approximate total gross floor area of 16,800 sq. ft. in an RM-2 (Mixed Residential, Moderate Density) district.

7:10 - 7:30 P.M.

Speakers: 1. Thomas Jackson - Project Sponsor. 2. David Spero - North Mission Association (pro).

APPROVED WITH CONDITIONS, (i.e. five-year extension),

MOTION #11403

VOTE: 4-1

VOTING NO: COMMISSIONER BOLDRIDGE

ABSENT: COMMISSIONERS HU AND ENGMANN

16. 88.295C

(Casey)

5024-5030 - 3RD STREET, northwest side between Quesada and Revere Avenues, Lot 5 in Assessor's Block 5338 - Request for authorization of Conditional Use to convert three residential dwelling units to commercial office space on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.

(Continued from Regular Meeting of June 30, 1988)

Item #88.295C(Cont)

CONTINUED TO JULY 28, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

17. 88.325CV

(Casey)

55 BROAD STREET, south side between Plymouth and San Jose Avenues, Lots 17A and 18 in Assessor's Block 7112 - Request for authorization of Conditional Use to allow an addition, including basement, first floor level and upper level with dimensions of 20 ft. x 22 ft. on the lower floors and 20 ft. x 12 ft. on the upper floor. An exterior stair is proposed on the rear side. The building is used for religious purposes.

CONTINUED TO JULY 28, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

18. 88.285C

(Nixon)

1355 - 12TH AVENUE, west side between Irving and Judah Streets, Lot 13 in Assessor's Block 1767 - Request for authorization of Conditional Use to exceed the interim 24-foot height limit by approximately 5-1/2 feet for a project subject to the Richmond and Sunset Districts Special Use District controls adopted by the City Planning Commission on September 17, 1987. The proposal is to raise the entire two-story over basement, single family structure approximately 2-1/2 feet to provide adequate area for two parking spaces (one vehicle in tandem). Additional alterations, not requiring Conditional Use Approval, will enlarge the rear of the existing structure. The house is located in an RH-2 (House, Two-Family) district.

7:30 - 7:40 P.M.

Speakers: 1. Pat Bretzer (pro). 2. Lisa Gelfand - Project Architect.

APPROVED WITH CONDITIONS, MOTIONS #11404

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN AND HU

19. 87.570D

(Nixon)

714 - 11TH AVENUE, east side between Cabrillo and Fulton Streets, Lot 46 in Assessor's Block 1653 - Discretionary Review of Building Permit Application No. 8705720 for the proposed addition of one dwelling unit and two stories resulting in a three-story over garage duplex. (Continued from Regular Meeting of June 30, 1988)

7:40 - 7:47 P.M.

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11405

VOTE: 4-0

20. 87.573D

(Nixon)

531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of June 23, 1988)

Item #87.573D(Cont)
CONTINUED TO AUGUST 4, 1988
ABSENT: COMMISSIONER HU

VOTE: 6-0

21. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Consideration of request for
Discretionary Review of Building Permit Application No. 8615315
proposing addition of one story and one dwelling unit to the existing
two-story over garage, two-unit structure in an RM-1 (Mixed
Residential, Low Density) district and a 40-X Height and Bulk
District.
(Continued from Regular Meeting of June 9, 1988)

CONTINUED TO AUGUST 25, 1988
ABSENT: COMMISSIONER HU

VOTE: 6-0

22. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets,
Lot 17 in Assessor's Block 1426 - Discretionary Review of Building
Permit Application No. 8615315, as described above.
(Continued from Regular Meeting of June 9, 1988)

CONTINUED TO AUGUST 25, 1988
ABSENT: COMMISSIONER HU

VOTE: 6-0

23. 87.568D (Nixon)
4632 ANZA STREET, north side between 37th and 38th Avenues, Lot 17A
in Assessor's Block 1507 - Consideration of request for Discretionary
Review of Building Permit Application No. 8707322 proposing the
addition of one story and one dwelling unit to the existing one-story
over garage single family structure in an RH-2 (House, Two-Family)
district.
(Continued from Regular Meeting of June 30, 1988)

7:48 - 7:49 P.M.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN AND HU

VOTE: 6-0

24. 87.568D (Nixon)
4632 ANZA STREET, north side between 37th and 38th Avenues, Lot 17A
in Assessor's Block 1507 - Discretionary Review of Building Permit
Application No. 8707322, as described above.
(Continued from Regular Meeting of June 30, 1988)

7:49 - 8:00 P.M.
Speakers: 1. Alex Kwan - Project Sponsor. 2. Rose Tai - American
Chinese Association.

APPROVED WITH CONDITIONS, MOTION #11406
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN AND HU

VOTE: 4-0

7:00 P.M.

25. 88.363C (Miller)
673 SAN JOSE AVENUE, east side between 29th and Duncan Streets, Lot
27 in Assessor's Block 6597 - Request for authorization of
Conditional Use for a RESIDENTIAL CARE FACILITY consisting of a
15-bed adult residential alcohol recovery home ("Acceptance House" of
Baker Places, Inc.) in an RH-1 (House, One-Family) district.

8:00 - 9:00 P.M.

Speakers: 1. Jim Illig - Project Sponsor's Representative. 2. Jim
Ferguson - Acceptance Place, Director. 3. Jim Foster (pro). 4. James
Loyce - Community Substance Abuse Services (pro). 5. Joel Panzer -
subject property Owner (pro). 6. Nick Mullis (con). 7. Michael Kelly
(con). 8. Theresa Martinez (con). 9. Vicky Mullis (con). 10. Evelyn
Martinez (con).

APPROVED WITH CONDITIONS, MOTION #11406

VOTE: 4-0

ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN AND HU

Adjourned at 9:00 P.M.

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7/21/88

= S U M M A R Y
OF THE
- SAN FRANCISCO
= CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
= JULY 21, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Johnson and Morales.

ABSENT: Commissioner Hu.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Glenda Skiffer, Gerald Green, Thomas Casey, David Feltham, Carol Roos, Amit Ghosh, Barry Pearl, Michael Berkowitz and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 88.374EZ (Skiffer)
Consideration of Initiation of Permanent and Interim Zoning Controls for property generally bounded by Larkin, Golden Gate, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from 80-X to 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties. A public hearing will be scheduled for August 11, 1988

1:50 - 1:58 P.M.

APPROVED, RESOLUTION #11408

VOTE: 5-0

ABSENT: COMMISSIONERS HU AND JOHNSON

2. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the City Planning Code with a Sunset Clause which would limit the amendments to a 12-month period; and consideration of a resolution to

Item #88.354EZT (Cont)

adopt the policies and objectives contained in the Department of City Planning document entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for neighborhood livability and future development of the South of Market area. A public hearing is scheduled for August 11, 1988.

CONTINUED TO JULY 28, 1988.

Staff gave an informational presentation on the building design for 4000 Irving Street.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Morales inquired about and requested a monthly report on land use pending legislation before the State legislature.

The Commission also inquired about the Commission's relationship to the San Francisco Redevelopment Agency.

3. Consideration of Amendment to the Rules and Regulations of the Commission, Article IV, Section 6, concerning withdrawals of applications after votes of intent are taken by the Commission, but prior to final action.

(Continued from Regular Meeting of July 14, 1988)

CONTINUED TO JULY 28, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

C. PUBLIC COMMENTD. ITEMS TO BE CONTINUED

4. 87.538EACV (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 11, 1988)

CONTINUED TO AUGUST 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

5. 87.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court; 1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Discretionary Review of Building Permit Application Nos. 8800813, 8800814, 8800815, and 8800816 to permit dwelling units in an RH-3 (House, Three-Family)

Item #87.538EAVD (Cont)

district (Lot 3) and an NC-3 (Moderate-Scale Neighborhood Commercial) district (Lot 3H).

(Continued from Regular Meeting of June 30, 1988)

(Proposed for continuation to August 18, 1988)

CONTINUED TO AUGUST 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

6. 87.538EAVD (Marsh)
1555 LOMBARD STREET, 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, south side approximately 206 feet west of Franklin Street, Lot 3H in Assessor's Block 504 - Request for Exposure of a Dwelling Unit Variance for a proposed two-story over garage, three-unit residential building at the front (Lombard Street) of the subject property in an NC-3 (Moderate-Scale Neighborhood Commercial) district. As a result, the existing one-story, single family dwelling at the rear of the subject property will not have the exposure required by the Planning Code for a dwelling unit. The Code requires that at least one room of the dwelling unit shall face directly upon a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Code.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 18, 1988)

CONTINUED TO AUGUST 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

7. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of June 30, 1988)
(Proposed for continuation to August 18, 1988)

CONTINUED TO AUGUST 18, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

E. REGULAR CALENDAR

8. 88.228I (Casey)
1001 POTRERO AVENUE, SAN FRANCISCO GENERAL HOSPITAL, east side between 22nd and 23rd Streets, in Assessor's Blocks 4090 and 4154 - Hearing for San Francisco General Hospital Institutional Master Plan covering ten years of development.
(Continued from Regular Meeting of July 7, 1988)

Item #88.228I (Cont)

3:16 - 3:50 P.M.

4:15 - 5:42 P.M.

The Commission took a recess from 3:50 to 4:15 p.m.

NOTE: The hearing tape was transcribed by a court reporter. The transcript is available for reference in the files of the Department of City Planning.

Speakers: 1. Phillip Sowa - Executive Director, San Francisco General Hospital. 2. Lorraine Yeoman - East Mission Improvement Association. 3. Delene Wolf. 4. Arden Smith - Potrero Boosters and Merchants Association. 5. Mr. Matteoni. 6. Al Borvice. 7. Katherine Matteoni. 8. Joan Wesley. 9. Babette Drefke. 10. Ben Martinez. 11. Gloria Eckert - Mission-Potrero Neighbors. 12. Sheri Rosenberg. 13. Jim Firth - Housing Development and Neighborhood Preservation Corporation. 14. Gerald Darby. 15. Michael Rogers. 16. Margaret Verges - Presidio Avenue Association of Concerned Neighbors. 17. Donna Casey Gerber - Local 790. 18. Larry Florin - MUNI Planning. 19. Phyllis Harding - San Francisco General Hospital.

PUBLIC HEARING CLOSED. NO ACTION REQUIRED.

9. 88.288C (Casey)
297 SAGAMORE STREET, southeast corner of Alemany Boulevard, Lot 39 in Assessor's Block 7148 - Request for authorization of Conditional Use to convert a single family house into a CHURCH for religious services in an RH-1 (House, One-Family) district.

2:20 - 3:15 P.M.

Speakers: 1. Raymond Kwon - project sponsor. 2. Beverly Hubbard (con). 3. Bill Tam (pro). 4. Lisa Lo (con). 5. Rev. Carol Nelson (pro). 6. George Tsang. 7. Helena Gin (pro). 8. David Innes (pro).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
JULY 28, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

10. 88.044C (Casey)
423-429 GOUGH STREET, southwest corner of Ivy and Gough Streets, Lot 4 in Assessor's Block 808 - Request for authorization of Conditional Use to allow business or professional commercial use on the first floor in the Hayes-Gough Neighborhood Commercial District.
(Continued from Regular Meeting of May 19, 1988)

WITHDRAWN. NO ACTION REQUIRED.

4:00 P.M.

11. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition of single family and two-family residential buildings and major alteration and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2

Item #88.316EZT (Cont)

zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. The Department of City Planning has proposed amendments to clarify provisions of the controls. The Commission also may make further modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.

(Continued from Regular Meeting of July 14, 1988)

NOTE: The Commission will hold four hearings, limited in scope and time. Then, the Commission will hold one or two hearings when they will entertain general testimony on the proposed controls and any potential revisions.

This hearing will focus on the demolition provisions of the controls.

THE HEARING WILL BE LIMITED TO TWO HOURS IN LENGTH.

5:45 - 6:12 P.M.

6:30 - 7:55 P.M.

Speakers: 1. Juoy Boyajian - Deputy City Attorney. 2. Edith McMillan. 3. Jim Firth - Potrero League of Active Neighbors. 4. Margaret Sigel. 5. John Brower. 6. Virginia Fusco - Marine Civic Improvement Association. 7. Miriam Blaustein. 8. Mary Anne Miller. 9. Carol Taylor. 10. Rose Tai. 11. Nancy Gannon. 12. Chuck Lantz. 13. Joe O'Donoghue - Residential Builders Association. 14. Ilhami Karaca. 15. Bruce Baumann. 16. Dan McCarthy. 17. Mike Dotterweich. 18. Bobbie Sue Hood - San Francisco Chapter, American Institute of Architects. 19. John Bardis - Inner Sunset Action Committee. 20. Lou Ravano. 21. Alice Barkley. 22. Andy Burleigh.

CONTINUED TO JULY 28, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

6:00 P.M.

12. 81.197CC (Skiffer)
BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86, and 87 in Assessor's Block 4991 - Request for authorization of Modification for previously authorized PLANNED UNIT DEVELOPMENT MOTION 10461 TO MODIFY FINDINGS AND TO DELETE AND/OR MODIFY CERTAIN CONDITIONS. The Conditional Use Planned Unit Development (Motion 10461) would continue to allow development of a mixed-use development including up to approximately 1.6 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 50,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more

Item #81.197CC (Cont)

than 4,135 parking spaces in a C-2 (Community Business) district and Height and Bulk Districts of 40-X, 60-X, 80-X, 100-G, 140-H, 165-I, and 200-I Height and Bulk Districts.

(Continued from Regular Meeting of June 23, 1988)

6:12 - 6:28 P.M.

Speaker: Rudy Nothenberg - Chief Administrative Officer, City and County of San Francisco.

APPLICATION WITHDRAWN. NO COMMISSION ACTION REQUIRED.

13. 88.333C

(Green)

3184 MISSION STREET, northwest corner of Valencia Street, Lots 14 and 15 in Assessor's Block 6574 - Request for authorization of Conditional Use to alter and intensify an existing LARGE FAST-FOOD RESTAURANT (as defined by Section 790.90 of the City Planning Code) within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to add seating to the existing outdoor patio, increasing the amount of seating for up to 52 persons, remodeling the existing building, and partially covering and enclosing the patio dining area. There will be a total of 68 seats with a total floor area of 1,335 square feet.

CONTINUED TO AUGUST 4, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

14. 88.345C

(Green)

2199 LOMBARD STREET, southeast corner of Steiner Street, Lot 24 in Assessor's Block 510 - Request for authorization of Conditional Use to establish an Automobile Parking Lot as defined by Section 790.8 of the City Planning Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to create a parking lot containing twelve (12) off-street parking spaces to serve customers of MEL'S DRIVE-IN RESTAURANT located at 2165 Lombard Street. The size of the proposed lot will be approximately 3,889 square feet.

7:55 - 8:40 P.M.

Speakers: 1. Harry O'Brien - project sponsor's representative. 2. Rita Pieri (con). 3. Norma Lewis (con). 4. Harry Lewis (con). 5. Steve Weese - project sponsor.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON JULY 28, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

15. 88.305C

(Pearl)

426-430 BROADWAY, north side between Kearny and Montgomery Streets, Lot 9 in Assessor's Block 144 - Request for authorization of Conditional Use to establish the legal use of a (34) guest room tourist hotel converted to commercial/office use. The upper three stories of the four-story building (ground floor commercial/full-service restaurant) have been converted to office use without benefit of permit. Both a tourist hotel and business or professional

Item #88.305C (Cont)

services uses on the second story and above are classified as nonconforming uses under the Broadway Neighborhood Commercial District. City Planning Code Section 179(e) requires the granting of Conditional Use authorization for conversion from one nonconforming use to another.

8:40 - 9:45 P.M.

Speakers: 1. Robert Meyers - project sponsor's representative. 2. Ron Hothem - project sponsor. 3. Michael Karsi - lessee of space. 4. Brad Paul - Chinatown Resource Center (con).

DISAPPROVED, MOTION #11409

VOTE: 6-0

ABSENT: COMMISSIONER HU

16. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Consideration of request for Discretionary Review of Building Permit Application No. 8802713 for an ADDITION TO AN EXISTING BUILDING in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of July 7, 1988)

CONTINUED TO JULY 28, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

17. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Discretionary Review of Building Permit Application No. 8802713, as described above.
(Continued from Regular Meeting of July 7, 1988)

CONTINUED TO JULY 28, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

18. 88.153D (Berkowitz)
2602 PACIFIC AVENUE, north side between Scott and Pierce Streets, Lot 4 in Assessor's Block 584 - Consideration of request for Discretionary Review of Building Permit Application No. 8801269 for the CONSTRUCTION OF A REAR YARD DECK in an RH-1 (House, One-Family) district.

CONTINUED TO AUGUST 4, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

19. 88.153D (Berkowitz)
2602 PACIFIC AVENUE, north side between Scott and Pierce Streets, Lot 4 in Assessor's Block 584 - Discretionary Review of Building Permit Application No. 8801269, as described above.

CONTINUED TO AUGUST 4, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

20. 88.161D (Berkowitz)
1255 SILLIMAN STREET, southeast corner at Yale Street, Lot 35 in
Assessor's Block 5937 - Consideration of request for Discretionary
Review of Building Permit Application No. 8802922 for the
CONSTRUCTION OF A REAR YARD STAIRCASE in an RH-1 (House, One-Family)
district.

9:45 - 10:00 P.M.

Speakers: 1. Anna Zaccaro - Discretionary Review requestor. 2.
Frank Rosario - project sponsor. 3. Aurora Rosario - project
sponsor.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER HU

21. 88.161D (Berkowitz)
1255 SILLIMAN STREET, southeast corner at Yale Street, Lot 35 in
Assessor's Block 5937 - Discretionary Review of Building Permit
Application No. 8802922, as described above.

10:00 - 10:05 P.M.

APPROVED WITH CHANGED CONFIGURATION, MOTION #11410

VOTE: 5-1

VOTING NO: COMMISSIONER JOHNSON

ABSENT: COMMISSIONER HU

Adjourned: 10:05 P.M.

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7/28/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 28, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, and Karasick.

ABSENT: Commissioners Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:45 P.M.

Staff in attendance: Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Susana Montana, Tom Casey, Barbara Sahn, Ivan Christie, Roger Herrera, Amit Ghosh, Jim Miller, Jim Nixon, and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the City Planning Code with a Sunset Clause which would limit the amendments to a 12-month period; and consideration of a resolution to adopt the policies and objectives contained in the Department of City Planning document entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for neighborhood livability and future development of the South of Market area. A public hearing is scheduled for August 18, 1988.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Amendment to the Rules and Regulations of the Commission, Article IV, Section 6, concerning withdrawals of applications after the Commission completes a public hearing or after votes of intent are taken by the Commission, but prior to final action.
(Continued from Regular Meeting of July 21, 1988)

Commissioners' Questions and Matters (cont)

2:10 - 2:15 P.M.

The Commission considered two alternative amendments.

PASSED MOTION TO APPROVE AMENDMENT (re: prohibit withdrawals after the Commission passes a motion of intent, and prohibit withdrawals except with consent of the Commission after the Commission receives public testimony and is ready to act).

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

C. PUBLIC COMMENT

Speaker: Edith McMillan - Neighborhood Conservation Interim Controls.

D. ITEMS TO BE CONTINUED

3. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Consideration of request for Discretionary Review of Building Permit Application No. 8713081 proposing construction of a four-story, three dwelling unit structure after demolition of the existing structure in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.
(Proposed for continuation to August 11, 1988)

CONTINUED TO AUGUST 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

4. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Discretionary Review of Building Permit Application No. 8713081, as described above.
(Proposed for continuation to August 11, 1988)

CONTINUED TO AUGUST 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

5. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one-story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Proposed for continuation to August 11, 1988)

CONTINUED TO AUGUST 11, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

6. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Discretionary Review of Building Permit Application Nos. 8710411 and 8710415, as described above.
(Proposed for continuation to August 11, 1988)

CONTINUED TO AUGUST 11, 1988
ABSENT: COMMISSIONER MORALES

VOTE: 6-0

7. 88.236EZT/87.388E
MEADE AVENUE SPECIAL USE DISTRICT/"MONTE VISTA" MIXED-USE DEVELOPMENT, Meade Avenue, west side at Jennings Street, Lot 84 in Assessor's Block 4991 - Appeal of Preliminary Negative Declaration for the proposed zoning reclassification which would result in the construction of 46 dwelling units, each of which would be constructed above ground-floor commercial space. The reclassification and project requires approval by the City Planning Commission and the Board of Supervisors.
(Proposed for continuation to August 11, 1988)

CONTINUED TO AUGUST 18, 1988
ABSENT: COMMISSIONER MORALES

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 88.288C (Casey)
297 SAGAMORE STREET, southeast corner of Alemany Boulevard, Lot 39 in Assessor's Block 7148 - Consideration of final language to APPROVE the authorization of Conditional Use to convert a single family house into a CHURCH for religious services in an RH-1 (House, One-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of July 21, 1988)

2:20 - 2:55 P.M.

The Commission unanimously passed a motion to allow Commissioner Hu to abstain.

Speakers: Raymond Kwon - Project Sponsor. 2. Robin Hom - Attorney for Project Sponsor.

APPROVED WITH CONDITIONS (limiting church capacity to 29 persons),
MOTION #11412

VOTE: 5-0

ABSTAINED: COMMISSIONER HU
ABSENT: COMMISSIONER MORALES

9. 88.345C (Green)
2199 LOMBARD STREET, southeast corner of Steiner Street, Lot 24 in Assessor's Block 510 - Consideration of final language to APPROVE the authorization of Conditional Use to establish an Automobile Parking Lot as defined by Section 790.8 of the City Planning Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to create a parking lot containing twelve (12) off-street parking spaces to serve customers of MEL'S DRIVE-IN RESTAURANT located at 2165 Lombard Street. The size of the proposed lot will be approximately 3,889 square feet.
(Public Hearing Closed and Continued from Regular Meeting of July 21, 1988)

2:55 - 3:00 P.M.

The Commission unanimously passed a motion to allow Commissioner Hu to abstain.

Speaker: Howard Cole - Project Sponsor's Representative.

APPROVED WITH AMENDED CONDITIONS (i.e.: hours of parking attendant),

MOTION #11411

VOTE: 5-0

ABSTAINED: COMMISSIONER HU

ABSENT: COMMISSIONER MORALES

F. REGULAR CALENDAR

10. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Consideration of request for Discretionary Review of Building Permit Application No. 8802713 for an ADDITION TO AN EXISTING BUILDING in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of July 21, 1988)

WITHDRAWN. NO ACTION REQUIRED.

11. 88.138D (Berkowitz)
1718-1720 GREENWICH STREET, north side between Octavia and Gough Streets, Lot 2D in Assessor's Block 505 - Discretionary Review of Building Permit Application No. 8802713, as described above.
(Continued from Regular Meeting of July 21, 1988)

WITHDRAWN. NO ACTION REQUIRED.

12. (Herrera)
Informational presentation on the Housing Information Series Report, Changes in the San Francisco Housing Inventory for 1987, concerning data on residential units constructed or demolished.

3:00 - 3:05 P.M.

PRESENTATION COMPLETED. NO ACTION REQUIRED.

13. 88.316ZT (Ghosh)
FREEZE ORDER - NEIGHBORHOOD CONSERVATION INTERIM CONTROLS -
Consideration of an Amendment to the Neighborhood Conservation Freeze Order to exempt building permit applications for which a Conditional Use was authorized before December 31, 1987.

3:05 - 3:10 P.M.

No public testimony received.

APPROVED, RESOLUTION #11413

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

14. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard NOTICE OF requirements; and (3) establish new planning review and application procedures. The Commission may make modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.

(Continued from Regular Meeting of July 21, 1988)

NOTE: The Commission is holding four hearings, limited in scope and time. Then, the Commission will hold one or two hearings when they will entertain general testimony on the proposed controls and any potential revisions.

This hearing will focus on the new construction and alteration provisions of the controls.

THE HEARING WILL BE LIMITED TO TWO HOURS IN LENGTH.

3:10 - 3:50 P.M.

4:05 - 5:55 P.M.

Speakers: 1. Caryl Parker. 2. Mary Anne Miller - SPEAK. 3. Margaret Sigel. 4. Carol Taylor - Neighbors of the Excelsior. 5. Jake McGoldrick - Richmond Community Association. 6. Alice Ravano. 7. Patrick Lynch - Richmond Residents Council. 8. Jerry Klein. 9. Keith Tang. 10. Virginia Fusco - Marina Civic Improvement Association. 11. Richard Springwater. 12. Michael Levin. 13. Terry Milne - Bernal Heights East Slope Building Review Board. 14. Mark Brand. 15. Sue Hestor. 16. Margaret Verges. 17. Bobbie Sue Hood - AIA, San Francisco Chapter. 18. Joe O'Donoghue - Residential Builders Association. 19. Paula Adams. 20. Archie Occipinti. 21. Bok Pon - American Chinese Association. 22. Dan McCarthy.

CONTINUED TO AUGUST 4, 1988

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

4:30 P.M.

15. 88.278C (Miller)
4614 CALIFORNIA STREET, north side between 8th and 9th Avenues, Lot 49 in Assessor's Block 1368 - Request for authorization of Conditional Use to permit a change in use of a dwelling unit to a Ministry for Spiritual Counseling as part of Saint James Episcopal Church Programs, in an RM-1 (Mixed Residential, Low Density) district, pursuant to Section 209.3(j) of the City Planning Code.
(Continued from Regular Meeting of July 14, 1988)

6:10 - 6:40 P.M.

Speakers: 1. Father Peter Lawson - Project Sponsor. 2. John Gallagher (pro). 3. Chris Salak.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON AUGUST 4, 1988

ABSENT: COMMISSIONERS DICK AND MORALES

VOTE: 5-0

16. 88.295C (Casey)
5024-5030 - 3RD STREET, northwest side between Quesada and Revere Avenues, Lot 5 in Assessor's Block 5338 - Request for authorization of Conditional Use to convert three residential dwelling units to commercial office space on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of July 14, 1988)

CONTINUED TO AUGUST 25, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND MORALES

17. 88.325CV (Casey)
55 BROAD STREET, south side between Plymouth and San Jose Avenues, Lots 17A and 18 in Assessor's Block 7112 - Request for authorization of Conditional Use to allow expansion of a church in an RH-2 (House, Two-Family) district. The expansion is an addition, including basement, first floor level and upper level with dimensions of 20 ft. x 22 ft. on the lower floors and 20 ft. x 12 ft. on the upper floor. An exterior stair is proposed on the rear side.
(Continued from Regular Meeting of July 14, 1988)

6:40 - 6:49 P.M.

Items 17 and 18 were heard together.

Speaker: Vic Medeiros (pro).

APPROVED WITH CONDITIONS, MOTION #11414

VOTE: 5-0

ABSENT: COMMISSIONERS: DICK AND MORALES

18. 88.325CV (Casey)
55 BROAD STREET (Zion Hill Baptist Church), south side between Plymouth and San Jose Avenues, Lots 17A and 18 in Assessor's Block 7112 - Request for variance from the rear yard requirement. The rear yard requirement for the subject property is 56.25 feet. Approximately 31.5 feet of rear yard is provided under the proposed plan. A variance is needed for an encroachment of 24.5 feet into the rear yard by the proposed expansion of a church in an RH-2 (House, Two-Family) district.

Item #88.325CV (cont)

8:40 - 6:49 P.M.

Items 17 and 18 were heard together. See Item 17 for speaker.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

19. 87.788D (Nixon)
610 - 42ND AVENUE, east side between Balboa and Anza Streets, Lot 11
in Assessor's Block 1584 - Consideration of request for Discretionary
Review of Building Permit Application No. 8710567 proposing the
addition of one story to the existing one-story over garage single
family structure in an RH-1 (House, One-Family) district and a 40-X
Height and Bulk District.
- 6:49 - 6:51 P.M.
Speaker: Stan Moy - Planning Association for the Richmond.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 5-0
ABSENT: COMMISSIONER: DICK AND MORALES
20. 87.788D (Nixon)
610 - 42ND AVENUE, east side between Balboa and Anza Streets, Lot 11
in Assessor's Block 1584 - Discretionary Review of Building Permit
Application No. 8710567, as described above.
- 6:51 - 6:52 P.M.
No public testimony received.
DISAPPROVE, MOTION #11415 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND MORALES
21. 87.729D (Nixon)
889 BALBOA STREET/600 - 10TH AVENUE, southeast corner at intersection
of 10th Avenue and Balboa Street, Lot 29A in Assessor's Block 1635 -
Consideration of request for Discretionary Review of Building Permit
Application No. 8710215 proposing the addition of one story and three
off-street parking spaces in an RH-2 (House, Two-Family) district and
a 40-X Height and Bulk District.
- 6:53 - 6:55 P.M.
No public testimony received.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND MORALES
22. 87.729D (Nixon)
889 BALBOA STREET/600 - 10TH AVENUE, southeast corner at intersection
of 10th Avenue and Balboa Street, Lot 29A in Assessor's Block 1635 -
Discretionary Review of Building Permit Application No. 8710215, as
described above.
- 6:55 - 6:58 P.M.
No public testimony received.
APPROVED WITH AMENDED CONDITIONS, MOTIONS #11416
ABSENT: COMMISSIONERS DICK AND MORALES VOTE: 5-0

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 4, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 20 1988

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PRESENT: Commissioners Boldridge, Engmann, Hu, Karasick and Morales.

ABSENT: Commissioners Bierman and Dick.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT ENGMANN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore-Zoning Administrator, Jim Miller, Amit Ghosh, Gerald Green, Angelica Chioy, Larry McDonald, David Hood, Paul Lord, Mike Berkowitz and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

1:53 - 1:55 P.M.

Speaker: Edith McMillan.

D. ITEMS TO BE CONTINUED

1. 88.374EZ (Skiffer)
Consideration of Interim Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Proposed for continuation to August 11, 1988)

CONTINUED TO AUGUST 11, 1988

ABSENT: COMMISSIONERS BIERMAN AND DICK

VOTE: 5-0

2. 87.573D (Nixon)
531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing extension of the existing single family structure, resulting in a two-story over garage, two-family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of July 14, 1988)
(Proposed for continuation to August 25, 1988)

CONTINUED TO AUGUST 25, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

3. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of July 7, 1988)
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

4. 88.120D (Berkowitz)
610 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590, as described above.
(Continued from Regular Meeting of July 7, 1988)
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.278C (Miller)
4614 CALIFORNIA STREET, north side between 8th and 9th Avenues, Lot 49 in Assessor's Block 1368 - Consideration of final language to APPROVE the authorization of Conditional Use to permit a change in use of a dwelling unit to a Ministry for Spiritual Counseling, as part of Saint James Episcopal Church Programs, in an RM-1 (Mixed Residential, Low Density) district, pursuant to Section 209.3(j) of the City Planning Code.
(Public Hearing Closed and Continued from Regular Meeting of July 28, 1988)

APPROVED WITH CONDITIONS, MOTIONS #11417

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

F. REGULAR CALENDAR

6. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S) and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. The Commission may make modifications to the proposed interim controls as currently drafted. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information on the above proposal, please call 558-6377.
(Continued from Regular Meeting of July 28, 1988)

NOTE: The Commission is holding four hearings, limited in scope and time. This hearing is the last of those hearings. Then, the Commission will hold one or two hearings when they will entertain general testimony on the proposed controls and any potential revisions.

This hearing will focus on the notice and permit processing provisions of the controls.

THE HEARING WILL BE LIMITED TO TWO HOURS IN LENGTH.

2:05 - 4:25 P.M.

The Commission took a recess from 3:53 to 4:15 P.M.

Speakers: 1. Joe Grubb - Bureau of Building Inspection. 2. Edith McMillan. 3. Judith Miller. 4. Paul Sherrill. 5. R. F. Milne - Speak. 6. Margaret Sigel. 7. Rose Tai. 8. Joe O'Donoghue. 9. Vincent Walsh. 10. Virginia Fusco - Marina Civic Improvement Association. 11. Carol Taylor - Neighbors of the Excelsior. 12. Bok Pon - American Chinese Association. 13. Frederick Walther. 14. Alex Bonutti - AIA, San Francisco Chapter. 15. Terry Milne. 16. Pete Cihak. 17. Sue Hestor. 18. Archie Occipinti.

The Commission decided to follow the schedule below:

August 11 - Commission introduced changes to the ordinance without public testimony.

August 18 - Staff responds and dialogue without public testimony.

August 25 - Public hearing.

September 15 - Final public hearing.

CONTINUED TO AUGUST 25, 1988

ABSENT: COMMISSIONERS BIERMAN AND DICK

VOTE: 5-0

4:00 P.M.

7. 82.368EC (Scott)
900 KEARNY STREET, northeast corner at Jackson Street, Lot 11 in Assessor's Block 176 - Request for authorization of Conditional Use to permit a financial service and accessory office use in excess of 5,000 square feet in the CCB (Chinatown Community Business) District. The proposal is for up to 11,300 square feet of administrative office use by Golden Coin Savings and Loan Association. (Continued from Regular Meeting of July 7, 1988)

CONTINUED TO AUGUST 18, 1988
ABSENT: COMMISSIONERS BIERMAN AND DICK

VOTE: 5-0

8. 88.333C (Green)
3184 MISSION STREET, northwest corner of Valencia Street, Lots 14 and 15 in Assessor's Block 6574 - Request for authorization of Conditional Use to alter and intensify an existing LARGE FAST-FOOD RESTAURANT (as defined by Section 790.90 of the City Planning Code) within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to add seating to the existing outdoor patio, increasing the amount of seating for up to 52 persons, remodeling the existing building, and partially covering and enclosing the patio dining area. There will be a total of 68 seats with a total floor area of 1,335 square feet. (Continued from Regular Meeting of July 21, 1988)

4:30 - 5:05 P.M.

Speakers: 1. Anne Mason (con). 2. Prince Arcadia. 3. Will Harrison - Project Sponsor. 4. Farzad Aliabadi (con).

APPROVED WITH AMENDED CONDITIONS (re: hours of operation and chain on Valencia Street ingress), MOTION #11418
ABSENT: COMMISSIONERS BIERMAN AND DICK

VOTE: 5-0

9. 88.347C (Chiong)
5216 MISSION STREET, west side between Niagara and Mount Vernon Avenues, Lot 18 in Assessor's Block 7031 - Request for authorization of Conditional Use to re-establish a LARGE FAST-FOOD ESTABLISHMENT as defined by Section 790.90 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to install a bakery, considered a large fast-food establishment, with no seating in approximately 1,400 square feet of floor area.

5:05 - 5:08 P.M.

Speaker: Walter Varela - Project Sponsor.

APPROVED WITH CONDITIONS, MOTION #11419
ABSENT: COMMISSIONERS BIERMAN AND DICK

VOTE: 5-0

10. 88.348C (Green)
66 RAUSCH STREET, southwest side between Folsom and Howard Streets, Lots 70 and 72 in Assessor's Block 3730 - Request for authorization of Conditional Use to add NIGHTTIME ENTERTAINMENT (as defined by Section 102.17 of the City Planning Code) to an existing restaurant and bar in a C-3-S (Downtown Support) district within an Interim South of Market Housing/Service/Light Industrial District. The approval is to intensify the existing establishment by adding live entertainment and dancing to take place after the restaurant is closed for food service. The restaurant and bar (The Half Shell) has seating for up to 49 persons in approximately 1,700 square feet of floor area.

5:05 - 5:08 P.M.

Speaker: 1. Max Lifkin - Project Sponsor. 2. Brian Doohan (con). 3. Ray Chavez (con). 4. Robert Speaks (con). 5. Kate Tompkins.

APPROVED WITH AMENDED CONDITIONS (re: hours of operations),

MOTION #11420

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

11. 88.166EC (McDonald)
370 WALLER STREET, north side between Webster and Fillmore Streets, Lot 32 in Assessor's Block 859 - Request for authorization of Conditional Use to permit construction of FIVE RESIDENTIAL UNITS on a lot having 7,397.5 square feet of area and proposing eight parking spaces in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.

5:30 - 5:40 P.M.

Speakers: 1. Gabriel Ng - Project Sponsor. 2. Judy Dalton (pro).

APPROVED WITH CONDITIONS, MOTION #11421

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

12. 84.559CQQQC (Skiffer)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.

5:40 - 6:30 P.M.

Speakers: 1. Richard Dishnika - Project Sponsor. 2. Steve Vettel - Project Sponsor's Representative. 3. Mary Jane Staymates (pro). 4. John Knox - Mount Zion Medical Center (pro).

CONTINUED TO AUGUST 11, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

The Commission took a recess from 6:30 to 6:40 P.M.

13. 88.211C (Hood)
3044-3046 ALEMANY BOULEVARD, north side between Lawrence and Sickles
Avenues, Lot 33 in Assessor's Block 7140 - Request for authorization
of Conditional Use to convert a two-unit residential townhouse to an
inn containing no more than five rooms for transient guests in an
RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of July 7, 1988)

CONTINUED TO AUGUST 18, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

14. 88.217CV (Hood)
335 SOUTH VAN NESS AVENUE, east side between 14th and 15th Streets,
Lot 38 in Assessor's Block 3549 - Request for authorization of
Conditional Use to allow creation of a dwelling unit in an existing
building in a C-M (Heavy Commercial) district.

6:40 - 6:48 P.M.

Speaker: Kevin Carr - Project Sponsor

APPROVED WITH AMENDED CONDITIONS (re: contingent upon variance),

MOTION #11422

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

15. 88.367C (Lord)
2307-2311 VAN NESS AVENUE, west side of Van Ness Avenue between
Vallejo and Green Streets, Lot 4 in Assessor's Block 551 - Request
for authorization of Conditional Use to convert the second floor
dwelling unit of an existing three-story residential building to
commercial use.

6:49 - 7:00 P.M.

Speakers: 1. Darryl Krause - Project Sponsor. 2. Herbert Stewart
(pro).APPROVED WITH AMENDED CONDITIONS (re: retaining third floor
residential use), MOTION #11423

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

6:00 P.M.

16. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots
49 and 50 in Assessor's Block 4094 - Discretionary Review of Building
Permit Application Nos. 8711654, 8711655, and 8711656 for the
CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an
RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of July 7, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

17. 88.153D (Berkowitz)
2602 PACIFIC AVENUE, north side between Scott and Pierce Streets, Lot 4 in Assessor's Block 584 - Consideration of request for Discretionary Review of Building Permit Application No. 8801269 for the CONSTRUCTION OF A REAR YARD DECK in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of July 21, 1988)

7:00 - 7:15 P.M.

Speaker: Alice Barkley - Representative of Discretionary Review requestor.

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

18. 88.153D (Berkowitz)
2602 PACIFIC AVENUE, north side between Scott and Pierce Streets, Lot 4 in Assessor's Block 584 - Discretionary Review of Building Permit Application No. 8801269, as described above.
(Continued from Regular Meeting of July 21, 1988)

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

19. 88.239EZ AND 87.435REC (Marsh)
735 VALLEJO STREET, south side at Churchill Street, Lots 22, 23, and 25 in Assessor's Block 147 - Request for reclassification of property from a 40-X Height and Bulk District to a 65-N Height and Bulk District in conjunction with a proposed seven-level, 330+ stall self-parking facility with ground floor retail space within the North Beach Neighborhood Commercial District (NCD).

CONTINUED TO AUGUST 11, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

20. 88.239EZ AND 87.435REC (Marsh)
735 VALLEJO STREET, south side at Churchill Street, Lots 22, 23, and 25 in Assessor's Block 147 - Review for consistency with the Master Plan of a proposal by the Parking Authority to either lease or purchase the subject property for Parking Facility within the North Beach Neighborhood Commercial District (NCD).

CONTINUED TO AUGUST 11, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND DICK

Adjourned at 7:15 P.M.

SF
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8/10/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
AUGUST 10, 1988
450 McALLISTER STREET
ROOM 605
3:00 P.M.

DOCUMENTS DEPT.

NOV 9 1988

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu and Morales.

ABSENT: Commissioner Nothenberg.

3:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 3:25 P.M.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

1. Report/Update on Department of City Planning staff changes and estimate of fees required to make permit processing self-supporting.
PRESENTATION GIVEN.
2. Discretionary Review - procedures, fees, work load.
PRESENTATION GIVEN.
3. Guidelines for the determination of significant shadow on property under the jurisdiction of the Recreation and Park Commission as required by Section 295 of the City Planning Code (Proposition K).
CONTINUED TO AUGUST 31, 1988 WORKSHOP.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act on any matters raised.

Speakers: 1. Dinah Verby - Discretionary Reviews due to lack of code enforcement. 2. Edith McMillan - Posting and noticing of Discretionary Review cases. 3. Jake McGoldrick - Discretionary Reviews help make problems public.
The Commission agreed to hold two special Commission meetings on September 6 and September 19, 1988 at 5:00 p.m. to hear Discretionary Review cases.

Adjourned: 5:30 P.M.

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 11, 1988
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Morales and Karasick.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:55 P.M.

A. DIRECTOR'S REPORT

1:56 - 2:00 P.M.

Staff presented the final design for 4004 Geary Boulevard.

1.

(Montana)

Informational presentation on the proposed South of Market Twelve-Month Zoning Controls and the South of Market Plan -- Proposal for Adoption June 1988, published by the Department of City Planning.

2:05 - 3:05 P.M.

PRESENTATION COMPLETED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

4:00 - 4:15 P.M.

President Bierman noted that Mayor Agnos had appointed a new Landmarks Preservation Advisory Board. Commission President Bierman is to send a letter to retiring members expressing gratitude for their service.

President Bierman announced two special Commission meetings to handle Discretionary Review cases on September 6 and 19, 1988. She announced new procedures to streamline Discretionary Reviews. Letters requesting Discretionary Reviews are to include reasons, pictures, letters. The project sponsor will be requested to provide information also. Staff will package this information for Commission consideration.

2. 88.316EZT

NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Discussion of public testimony received and possible revisions to the proposed controls.

NOTE: No public testimony will be taken at this time. The Commission will discuss the possible revisions further at their August 18, 1988 meeting. Public testimony will be received at the public hearing on this matter on August 25, 1988.

4:20 - 5:15 P.M.

DISCUSSION COMPLETED.

C. PUBLIC COMMENT

3:10 - 3:40 P.M.

Speakers: 1. Edith McMillan - demolition on Anza Street. 2. Richard Hannah - Board member, American Institute of Architects - neighborhood controls. 3. Joe Butler - Russian Hill Neighborhood Association - 900 Green Street.

D. ITEMS TO BE CONTINUED

3. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of July 14, 1988)
(Proposed for continuation to August 18, 1988)

CONTINUED TO AUGUST 18, 1988

VOTE: 7-0

4. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 14, 1988)
(Proposed for continuation to September 8, 1988)

CONTINUED TO SEPTEMBER 8, 1988

VOTE: 7-0

5. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of July 14, 1988)
(Proposed for continuation to September 8, 1988)

CONTINUED TO SEPTEMBER 8, 1988

VOTE: 7-0

E. REGULAR CALENDAR

6. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.
(Continued from Regular Meeting of August 4, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

7. 87.159ER (Marsh)
REDEVELOPMENT PLAN AMENDMENTS - Review for consistency with the Master Plan of the proposed Redevelopment Plan Amendments to the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center, and Western Addition A-2 Redevelopment Project Areas, which will permit the merger of the separate Redevelopment Project Areas into a single Merged Project.

CONTINUED TO AUGUST 25, 1988

VOTE: 7-0

4:00 P.M.

8. 87.538EAVD (Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of July 21, 1988)

Speaker: Alice Barkley, representing project sponsor - no objection to continuation.

CONTINUED TO AUGUST 18, 1988

VOTE: 7-0

9. 87.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court; 1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Discretionary Review of Building Permit Application Nos. 8800813, 8800814, 8800815, and 8800816 to permit dwelling units in an RH-3 (House, Three-Family) district (Lot 3) and an NC-3 (Moderate-Scale Neighborhood Commercial) district (Lot 3H).
(Continued from Regular Meeting of July 21, 1988)

CONTINUED TO AUGUST 18, 1988

VOTE: 7-0

10. 87.538EAVD (Marsh)
1555 LOMBARD STREET, 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, south side approximately 206 feet west of Franklin Street, Lot 3H in Assessor's Block 504 - Request for Exposure of a Dwelling Unit Variance for a proposed two-story over garage, two-unit residential building at the front (Lombard Street) of the subject property in an NC-3 (Moderate-Scale Neighborhood Commercial) district. As a result, the existing one-story single family dwelling at the rear of the subject property will not have the exposure required by the Planning Code for a dwelling unit. The Code requires that at least one room of the dwelling unit shall face directly upon a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Code.
(Continued from Regular Meeting of July 21, 1988)

CONTINUED TO AUGUST 18, 1988

VOTE: 7-0

11. 88.239EZ AND 87.435REC (Marsh)
735 VALLEJO STREET, south side at Churchill Street, Lots 22, 23, and 25 in Assessor's Block 147 - Request for reclassification of property from a 40-X Height and Bulk District to a 65-N Height and Bulk District in conjunction with a proposed seven-level, 330+ stall self-parking facility with ground floor retail space within the North Beach Neighborhood Commercial District (NCD).
(Continued from Regular Meeting of August 4, 1988)

5:25 - 6:30 P.M.

Letter from Director to Land Use Committee explaining lack of formal action

VOTE: 7-0

12. 88.239EZ AND 87.435REC (Marsh)
735 VALLEJO STREET, south side at Churchill Street, Lots 22, 23, and 25 in Assessor's Block 147 - Review for consistency with the Master Plan of a proposal by the Parking Authority to either lease or purchase the subject property for Parking Facility within the North Beach Neighborhood Commercial District (NCD).
(Continued from Regular Meeting of August 4, 1988)

5:25 - 6:30 P.M.

Speakers: 1. Ray King - Parking Authority. 2. Bob Podesta - representing owners of property. 3. Brad Paul - Chinatown Resource Center. 4. Enid Lim - Chinatown Transportation Improvement Program.
FOUND CONSISTENT WITH MASTER PLAN WITH CONDITIONS

VOTE: 7-0

13. 88.374EZ (Skiffer)
Consideration of Interim Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Continued from Regular Meeting of August 4, 1988)

CONTINUED TO AUGUST 18, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

5:30 P.M.

14. 87.608D (Nixon)
326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Consideration of request for Discretionary Review of Building Permit Application No. 8713081 proposing construction of a four-story, three dwelling unit structure after demolition of the existing structure in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of July 28, 1988)

Item #87.608D (Cont)

6:40 - 6:55 P.M.

Speaker: Kathy McNamara - Planning Association of the Richmond.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-2

VOTING NO: COMMISSIONERS KARASICK AND MORALES

15. 87.608D (Nixon)

326 - 2ND AVENUE, east side between Clement Street and Geary Boulevard, Lot 28 in Assessor's Block 1433 - Discretionary Review of Building Permit Application No. 8713081, as described above.
(Continued from Regular Meeting of July 28, 1988)

6:55 - 7:15 P.M.

Speakers: 1. John McNamara - representing project sponsor. 2. Tom Book - architect.

APPROVED APPLICATION

VOTE: 7-0

16. 88.013D (Nixon)

322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Continued from Regular Meeting of July 28, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

17. 88.013D (Nixon)

322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Discretionary Review of Building Permit Application Nos. 8710411 and 8710415, as described above.

(Continued from Regular Meeting of July 28, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

18. 88.355D (Nixon)

1975 - 22ND AVENUE, west side between Pacheco and Ortega Streets, Lot 14 in Assessor's Block 2112 - Consideration of request for Discretionary Review of Building Permit Application No. 8802725 proposing a two-story rear addition on a single family structure in an RH-1 (House, One-Family) district with a 40-X Height and Bulk District within the Richmond/Sunset Special Use District.

7:20 - 8:00 P.M.

Speakers: 1. Jim Kyne. 2. Lou Presty - applicant. 3. Madeline Joseph.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 4-3

VOTING NO: COMMISSIONERS BOLDRIDGE, KARASICK AND ENGMANN

19. 88.355D (Nixon)
1975 - 22ND AVENUE, west side between Pacheco and Ortega Streets, Lot
14 in Assessor's Block 2112 - Discretionary Review of Building Permit
Application No. 8802725, as described above.

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

Adjourned: 8:05 P.M.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 18, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

NOV 8 1988

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Morales and Johnson.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.
Acting Secretary: Martha Kessler

A. DIRECTOR'S REPORT

The Commission was informed that not all modifications made at 900 Green Street had been authorized and that the Zoning Administrator was requesting a suspension of the building permit.

1. 86.505E (Oshima)
Informational presentation and user orientation to the Mission Bay Plan Draft Environmental Impact Report.

2:00 - 2:15 P.M.
PRESENTATION COMPLETED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. 88.316EZT
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Discussion of public testimony received and possible revisions to the proposed interim controls.
NOTE: No public testimony will be taken at this time. Public testimony will be received at the public hearing on this matter on August 25, 1988.

2:20 - 4:20 P.M.
The Commission completed discussion and reviewed the staff written report.

C. PUBLIC COMMENT

There was no public comment.

D. ITEMS TO BE CONTINUED

3. 88.374EZ (Deutsch)
PORTION OF BLOCK BOUNDED BY GOLDEN GATE AVENUE, HYDE, McALLISTER AND LARKIN STREETS, Lots 4, 10, 11, 12, 13, 14, and 15 - Appeal of Preliminary Negative Declaration for proposed Interim and Permanent Zoning Controls which would reclassify these properties from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, from an 80-X to an 80-T Height and Bulk District, and to amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

4. 88.374EZ (Skiffer)
Consideration of Interim Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Continued from Regular Meeting of August 11, 1988)
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

5. 88.032D (Berkowitz)
324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8717085 and 8717086 for the DEMOLITION OF A SINGLE-STORY, SINGLE FAMILY HOUSE and the CONSTRUCTION OF A THREE-STORY, TWO-FAMILY HOUSE IN AN RH-2 (House, Two-Family) district.
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

6. 88.032D (Berkowitz)
324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Discretionary Review of Building Permit Application Nos. 8717085 and 8717086, as described above.
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

7. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of July 21, 1988)
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 19, 1988

VOTE: 7-0

8. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Consideration of request for Discretionary Review of Building Permit Application No. 8804908 for the CONSTRUCTION OF A THIRD STORY, NEW FINISH EXTERIORS AND A REAR STAIR in an RH-2 (House, Two-Family) district.
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

9. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Discretionary Review of Building Permit Application No. 8804908, as described above.
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

10. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Consideration of request for Discretionary Review of Building Permit Application No. 8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

11. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Discretionary Review of Building Permit Application No. 8806682-S, as described above.
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

E. CONSENT CALENDAR

12. 88.433C (Gallagher)
116 CLEMENT STREET, north side between 2nd and 3rd Avenues, Lot 19 in Assessor's Block 1431 - Request for authorization of Conditional Use to exchange a Type 47 Alcoholic Beverage License (full bar, food service mandatory, establishment open to all age groups) for a Type 48 License (full bar, food service optional, establishment open to age 21 and over only). This application has been placed on the Consent Calendar with a recommendation for approval. The proposed Conditions of Approval are available for inspection at the Department of City Planning.

4:20 - 4:22 P.M.

APPROVED, MOTION #11424

VOTE: 7-0

3:00 P.M.F. REGULAR CALENDAR

13. 88.425C (Gallagher)
2112 - 15th STREET, northwest corner of Sanchez and 15th Streets, Lot 10 in Assessor's Block 3541 - Request for authorization of Conditional Use to add a two-story, 30 feet by 35 feet stock room in place of an existing commercial garage in the Upper Market Neighborhood Commercial District. The total gross floor area of the existing retail use will increase from approximately 5,450 square feet to 7,330 square feet, requiring Conditional Use under Section 721.21 of the City Planning Code.

4:22 - 4:24 P.M.

APPROVED WITH CONDITIONS, MOTION #11425

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

14. 82.368EC (Scott)
900 KEARNY STREET, northeast corner at Jackson Street, Lot 11 in Assessor's Block 176 - Request for authorization of Conditional Use to permit a financial service and accessory office use in excess of 5,000 square feet in the CCB (Chinatown Community Business) district. The proposal is for up to 11,300 square feet of administrative office use by Golden Coin Savings and Loan Association. (Continued from Regular Meeting of August 4, 1988)

4:24 - 4:49 P.M.

Speakers: 1. Gordon Lau - representing project sponsor. 2. Bill Podesto - project architect. 3. Brad Paul - Chinatown Resource Center.

APPROVED, MOTION #11426

VOTE: 6-0

ABSTAINED: COMMISSIONER HU

15. 88.211C (Hood)
3044-3046 ALEMANY BOULEVARD, north side between Lawrence and Sickles Avenues, Lot 33 in Assessor's Block 7140 - Request for authorization of Conditional Use to convert a two-unit residential townhouse to an inn containing no more than five rooms for transient guests in an RM-1 (Mixed Residential, Low Density) district.
(Continued from Regular Meeting of August 4, 1988)

4:50 - 4:54 P.M.

DISAPPROVED, MOTION #11427

VOTE: 7-0

16. 87.791L (J. Malone)
CIVIC CENTER HISTORIC DISTRICT - Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as Civic Center be designated as an historic district pursuant to Article 10 of the City Planning Code. The proposal encompasses 50 Fulton Street, 41-195 Grove Street, 45 Hyde Street, 100-200 Larkin Street, 1170-1298 Market Street, 83-580 McAllister Street, 1-10 United Nations Plaza, 234-512 Van Ness Avenue being Lots 22, 32, 37, 50, and 51 in Assessor's Block 351, Lots 3-10 and 15 in Assessor's Block 355, Lots 2-6 in Assessor's Block 766, Lots 1, 16, 18-21 in Assessor's Block 811, and all of Assessor's Blocks 353, 354, 767, 786A, 787, 788, 810, and 812.
(Continued from Regular Meeting of July 14, 1988)

4:55 - 5:09 P.M.

Presentation by Jonathan Malone, Secretary to Landmarks Preservation Advisory Board.

Speakers: 1. Alice Carey - Board Member, Landmarks Preservation Advisory Board. 2. Mark Ryser - Foundation for San Francisco's Architectural Heritage. 3. Michael Levin. 4. Walter Caplan.

APPROVED, MOTION #11428

VOTE: 7-0

17. 87.538EAVD (J. Malone)
BLACKSTONE COURT HISTORIC DISTRICT, 30 and 30-1/2 Blackstone Court, Lots 3 and 3H in Assessor's Block 504 - Acting on the recommendation of the Landmarks Preservation Advisory Board to approve a Certificate of Appropriateness for new construction and exterior alterations.
(Continued from Regular Meeting of August 11, 1988)

5:10 - 6:50 P.M.

Items 17, 18, and 19 were heard together.

Speakers: 1. Jean Kortum - President, Landmarks Preservation Advisory Board. 2. Alice Barkley - attorney for project sponsor. 3. Kathryn Hermann - landscape architect for sponsor. 4. Jeremy Kotas - project architect. 5. Sue Hestor - attorney for Blackstone Court Association. 6. Jane Howell - Blackstone Court Association. 7. Pat Lee. 8. Unknown Person - Golden Gate Valley Association. 9. Mary Bellatini.

APPROVED CERTIFICATE OF APPROPRIATENESS, MOTION #11429

VOTE: 4-3

VOTING NO: COMMISSIONERS BIERMAN, ENGMANN AND MORALES

18. 87.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, south side of Lombard Street between Franklin and Gough Streets and the mid-block area west of Blackstone Court; 1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Discretionary Review of Building Permit Application Nos. 8800813, 8800814, 8800815, and 8800816 to permit dwelling units in an RH-3 (House, Three-Family) district (Lot 3) and an NC-3 (Moderate-Scale Neighborhood Commercial) district (Lot 3H).
(Continued from Regular Meeting of August 11, 1988)

5:10 - 6:50 P.M.

Items 17, 18, and 19 were heard together. See Item 17 for speakers.

APPROVED BUILDING PERMIT APPLICATION WITH CONDITIONS,

MOTION #11430

VOTE: 4-3

VOTING NO: COMMISSIONERS BIERMAN, ENGMANN AND MORALES

19. 87.538EAVD (Marsh)
1555 LOMBARD STREET, 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, south side approximately 206 feet west of Franklin Street, Lot 3H in Assessor's Block 504 - Request for Exposure of a Dwelling Unit Variance for a proposed two-story over garage, two-unit residential building at the front (Lombard Street) of the subject property in an NC-3 (Moderate-Scale Neighborhood Commercial) district. As a result, the existing one-story single family dwelling at the rear of the subject property will not have the exposure required by the Planning Code for a dwelling unit. The Code requires that at least one room of the dwelling unit shall face directly upon a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Code.
(Continued from Regular Meeting of August 11, 1988)

5:10 - 6:50 P.M.

Items 17, 18, and 19 were heard together. See Item 17 for speakers.

Variance application heard by Zoning Administrator.

5:30 P.M.

20. 88.268S (Skiffer)
2901 - 19TH AVENUE, southwest corner of Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Master Plan of the Subdivision of one lot into two lots in an RH-1(D) (House, One-Family Detached Dwelling) district.

7:10 - 7:29 P.M.

CONTINUED TO SEPTEMBER 8, 1988

VOTE: 7-0

21. 88.236EZT/87.388E (Christie)
MEADE AVENUE SPECIAL USE DISTRICT/"MONTE VISTA" MIXED-USE
DEVELOPMENT, Meade Avenue, west side at Jennings Street, Lot 84 in
Assessor's Block 4991 - Appeal of Preliminary Negative Declaration
for the proposed zoning reclassification which would result in the
construction of 46 dwelling units, each of which would be constructed
above ground-floor commercial space. The reclassification and
project requires approval by the City Planning Commission and the
Board of Supervisors.
(Continued from Regular Meeting of July 28, 1988)

7:30 - 8:30 P.M.

Speakers: 1. Mr. How. 2. Jim Stockford. 3. Matt Ettinger. 4.
Nancy Murphy. 5. Unknown Person. 6. Harold Kelly. 7. Walter
Caplan - attorney for project sponsor.
WITHDRAWN BY DEPARTMENT OF CITY PLANNING.

22. 88.236EZT (Hood)
MEADE AVENUE, west side at Jennings Street, Lot 84 in Assessor's
Block 4991 - Consideration of Permanent Amendments to Section 235 and
addition of Section 249.6 to the text of the City Planning Code to
create the Meade Avenue Special Use District, and request to
Reclassify property from RH-2 (House, Two-Family) zoning to C-2
(Community Business) zoning.

8:31 - 8:35 P.M.

CONTINUED INDEFINITELY

VOTE: 7-0

23. 88.366C (Scott)
1343 POWELL STREET, west side between Broadway and Pacific Avenue,
Lot 2 in Assessor's Block 159 - Request for authorization of
Conditional Use to allow A SMALL FAST-FOOD RESTAURANT (bakery with 22
seats) in a CCB (Chinatown Community Business) district within a 65-N
Height and Bulk District.

8:36 - 8:38 P.M.

APPROVED WITH CONDITIONS, MOTION #11431

VOTE: 7-0

24. 88.397C (Green)
1552-1556 GRANT AVENUE, east side between Filbert Street and Noble's
Alley, Lot 33 in Assessor's Block 104 - Request for authorization of
Conditional Use to reduce the amount of required off-street parking
for residential units within the North Beach Neighborhood Commercial
District. The proposal is to alter the second floor of the existing
three (3) story mixed use building and to add another dwelling unit
without a required off-street parking space for a total number of
three (3) dwelling units with no required parking, and ground floor
commercial space on a lot approximately 1,410 square feet in size.

Speakers: 1. Choc Nam Tam - project applicant. 2. Peter Hedaros -
Telegraph Hill Dwellers Association.
DISAPPROVED, MOTION #11432

VOTE: 7-0

25. 88.114R (Green)
WILDER STREET, south side between Arlington and Diamond Streets, Lots 26, 27, 28, and 29 in Assessor's Block 6745 - Review for consistency with the Master Plan of a parking authority/Diamond Market Proposed Sublease which would create a 26-stall metered parking lot in an NC-2 (Small-Scale Neighborhood Commercial) district.

8:42 - 8:48 P.M.

Speakers: 1. Peter Grumbach. 2. Ray King - Parking Authority.

PASSED MOTION FINDING CONSISTENCY WITH MASTER PLAN

VOTE: 7-0

26. 88.114C (Green)
PARKING LOT ON WILDER STREET, easterly of 2815 Diamond Street and west of 49 Wilder Street, between Arlington and Diamond Streets, Lots 26 through 29 in Assessor's Block 6745 - Request for authorization of Conditional Use to alter and expand an existing parking lot within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing parking lot on Lots 26, 27, and 28 to also include Lot 29 and the restriping and resurfacing of the entire lot, increasing the total number of spaces from 19 to 26 with a total area of approximately 10,000 square feet.

8:49 - 8:55 P.M.

APPROVED WITH CONDITIONS, MOTION #11433

VOTE: 7-0

27. 88.393C (Green)
3087 - 16TH STREET, south side between Valencia Street and Rondel Place, Lot 50 in Assessor's Block 3569 - Request for authorization of Conditional Use to extend the hours of operation for an existing restaurant/bar with dance hall and place of entertainment within the Valencia Neighborhood Commercial District. The proposal is to operate a Cabaret after 2:00 a.m., without any physical alteration to the existing premises, which has seating for up to 49 persons in approximately 2,900 square feet of floor area.

8:55 - 9:21 P.M.

Speakers: 1. Rodrigo Reyes - interpreter for project applicant. 2.

Ramon Veja - applicant. 3. Richard Alvarez. 4. Alvin Walker.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL LANGUAGE

ON AUGUST 25, 1988

VOTE: 7-0

7:00 P.M.

28. 88.041ET (Montana)
CITY-WIDE LIVE/WORK ZONING LEGISLATION - Consideration of amendments to the City Planning Code which would create new categories of uses called live/work units and arts activities; would create parking standards for those uses; would create open space standards for live/work units in newly constructed structures; would permit arts activities and live/work units limited to arts activities as a principal permitted use in commercial and industrial (RC, C-1, C-2, C-M, M-1, and M-2) districts; would allow, as a principal use,

Item #88.041ET (Cont)

projects of ten or more live/work units which are sponsored by an arts organization or artist group to be occupied by artists as well as other commercial activities permitted within the applicable district; and would permit live/work units limited to arts activities as a conditional use in existing (nonconforming) non-residential structures in residential (RH and RM) districts.

Copies of the proposed City-wide Live/Work Zoning Legislation are available for public review at the Department of City Planning, 4th Floor receptionist desk, and can be purchased there for \$1.00.

9:22 - 9:53 P.M.

Speakers: 1. Jeff Nathanson - President, Northern California Artists Equity. 2. Martha Singer. 3. Brad Paul. 4. Joshua Simon. 5. Clark Manus. 6. Richard Watson. 7. Mike Berliner. 8. Patricia Roharta.
APPROVED, MOTION #11434 VOTE: 7-0

29. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and Zoning Map of the City Planning Code to establish zoning controls with a Sunset Clause limiting the controls to a twelve-month period, which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for future development of the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-D, 80-K, 85-X, 40-X/85-B, 130-E or OS; would affect properties lying within RH, RM, RC, C, and M Districts throughout the city regarding live/work units, and would impose rules for uses and structures in these areas, and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

9:54 - 11:15 P.M.

Speakers: 1. Unknown Person. 2. John Elberling. 3. Zane Gresham. 4. Robert Meyers. 5. Tricia James. 6. Richard Watson. 7. Larry Carducci. 8. Jack Scott. 9. Hank Baker. 10. Susan Shipley. 11.

Item #88.354EZT (Cont)

Kathleen Murray. 12. Carston Mickelson. 13. Dorothy Sivazli. 14. Jim Haas. 15. Bob Owen. 16. Jan Denton. 17. Laura O'Donovan. 18. David Sternberg. 19. Richard Fiori. 20. Bob Roberts. 21. Harvey Hacker. 22. Neil Herstein.

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

30. 88.331D (Berkowitz)
224 SEA CLIFF AVENUE, north side near 27th Avenue, Lot 1S in Assessor's Block 1307 - Consideration of request for Discretionary Review of Building Permit Application No. 8805662 for a SECOND STORY ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwelling) district.

11:15 - 11:40 P.M.

Speakers: 1. Byron Lippmann. 2. Pamela Bonino - project sponsor. 3. Barbara Baer. 4. Julian Hirsch. 5. Monroe Baer. 6. William Breall. 7. Shirley Lippmann. 8. Ann Breall. 9. Tom Higley - project architect.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

31. 88.331D (Berkowitz)
224 SEA CLIFF AVENUE, north side near 27th Avenue, Lot 1S in Assessor's Block 1307 - Consideration of request for Discretionary Review of Building Permit Application No. 8805662, as described above.

11:16 - 11:40 P.M.

Items 30 and 31 were heard together. See Item 30 for speakers.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON

AUGUST 25, 1988

VOTE: 5-2

VOTING NO: COMMISSIONERS ENGMANN AND MORALES

32. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 11, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 7-0

Adjourned: 11:45 P.M.

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7/25/88

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 25, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
NOV 4 1988
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Boldridge, Dick, Engmann, Hu and Morales.

ABSENT: Commissioners Bierman and Nothenberg.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT ENGMANN AT 1:42 P.M.
Acting Secretary: Martha Kessler

A. DIRECTOR'S REPORT

1:42 - 1:46 P.M.

The Commission was given a status report on the Local Employment Program. It was announced that this subject would be discussed at the Private Industry Council (PIC) in early September. The Commission was informed that the Department had prepared a paper outlining the ten basic issues which had emerged from testimony at the previous week's hearing on the South of Market proposed zoning controls.

B. COMMISSIONERS' QUESTIONS AND MATTERS

1:46 - 1:50 P.M.

The Commission established a Management Subcommittee to meet with staff. James Morales and Robert Dick were appointed to serve on the Subcommittee.

1a. 88.354Ezt (Montana)
DISCUSSION OF SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS.

(Continued from Regular Meeting of August 18, 1988)

NOTE: No public testimony will be received at this time. A public hearing is scheduled for September 1, 1988.

1:51 - 2:45 P.M.

Staff reviewed the issues emanating from the previous public hearing. Commissioners discussed options for consideration.

C. PUBLIC COMMENT

Speakers: 1. Al Ujcic - Fairmont Neighborhood Association - how Code impacts on Special Use Districts. 2. Virginia Fusco - Marina Civic Improvement Association. 3. Frances McNamara. 4. Lois Scott - Municipal Planners Association.

D. ITEMS TO BE CONTINUED

1. 88.006SEC (Nixon)
1200 - 7TH AVENUE AND 599 LINCOLN WAY, southeast corner of 7th Avenue and Lincoln Way, Lot 17 in Assessor's Block 1744 - Request for authorization of Conditional Use to exceed the average height of adjacent buildings by approximately four and one half (4-1/2) feet for a property subject to the Richmond and Sunset Districts Special Use Districts Controls adopted by the City Planning Commission on September 17, 1987 and the City-wide Neighborhood Conservation Resolution approved by the Commission on June 30, 1988. The proposal is to construct three (3), three (3) story over garage thirty-six (36) feet tall, two (2) family structures on the vacant parcel noted above fronting on Lincoln Way. Two additional thirty-six (36) feet tall, two (2) family structures are proposed to be constructed on the 7th Avenue frontage. The structures on 7th Avenue do not require Conditional Use approval. The subject sites are located within an RH-2 (House, Two-Family) district with an underlying 40-X Height and Bulk District.
(Proposed for continuation to September 1, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

2. 88.265D (Nixon)
550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard, Lot 34 in Assessor's Block 1503 - Consideration of request for Discretionary Review of Building Permit Application No. 8712036 proposing the addition of one dwelling unit and two stories to the existing one-story over garage, single family structure.
(Proposed for continuation to September 6, 1988)

CONTINUED TO SEPTEMBER 6, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

3. 88.265D (Nixon)
550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard, Lot 34 in Assessor's Block 1503 - Discretionary Review of Building Permit Application No. 8712036, as described above.
(Proposed for continuation to September 6, 1988)

CONTINUED TO SEPTEMBER 6, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

4. 87.163D (Nixon)
277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing

Item #87.163D (Cont)

two-story over garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 14, 1988)

(Proposed for continuation to September 6, 1988)

CONTINUED TO SEPTEMBER 6, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

5. 87.163D

(Nixon)

277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.

(Continued from Regular Meeting of July 14, 1988)

(Proposed for continuation to September 6, 1988)

CONTINUED TO SEPTEMBER 6, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

6. 87.573D

(Nixon)

531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of August 4, 1988)

(Proposed for continuation to September 6, 1988)

CONTINUED TO SEPTEMBER 6, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 88.393C

(Green)

3087 - 16TH STREET, south side between Valencia Street and Rondel Place, Lot 50 in Assessor's Block 3569 - Request for authorization of Conditional Use to extend the hours of operation for an existing restaurant/bar with dance hall and place of entertainment within the Valencia Neighborhood Commercial District. The proposal is to operate a Cabaret after 2:00 a.m., without any physical alteration to the existing premises, which has seating for up to 49 persons in approximately 2,900 square feet of floor area.

(Public Hearing Closed and Continued from Regular Meeting of August 18, 1988)

2:50 - 2:55 P.M.

APPROVED, MOTION #11436

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

8. 88.331D (Berkowitz)
224 SEA CLIFF AVENUE, north side near 27th Avenue, Lot 1S in Assessor's Block 1307 - Consideration of request for Discretionary Review of Building Permit Application No. 8805662, as described above. (Public Hearing Closed and Continued from Regular Meeting of August 18, 1988)

CONTINUED TO SEPTEMBER 1, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

F. REGULAR CALENDAR

9. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Further consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alteration of single family and two-family residential buildings and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings; and consideration of a Resolution of Intent to initiate amendments to the review procedures, definition of demolition of residential structures, notice requirements, regulate curb cuts and garage door widths, and the scope by regulating demolition of single family and two-family residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 districts and those residential districts within a height limit of 40 feet or less in the Richmond/Sunset area and regulate new construction and alterations in RH-1, RH-1(D), RH-1(S), RH-2 and those residential districts with a height limit of 40 feet or less. The Commission may make additional modifications to the proposed interim controls and amendments as currently drafted. Copies of the draft interim controls and proposed amendments are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter).
(Continued from Regular Meeting of August 4, 1988)

4:20 - 7:54 P.M.

Speakers: 1. Dan McCarthy. 2. Carl Ernst. 3. Clint Sherman. 4. Bob Clair. 5. Dorothy McDougall. 6. Steve Atkinson. 7. Jane Springwater. 8. Gwen Davis - San Francisco Housing and Tenants Council. 9. Mary Anne Miller - SPEAK. 10. Margaret Sigel - SPEAK. 11. Edith McMillan. 12. Hugh Bell - Sunset Heights Association. 13. Joel Ventresca - Coalition for San Francisco Neighborhoods. 14. Michael Nurre - Richmond Neighborhood Council. 15. Lois Miyashiro - Richmond Residents Council. 16. Janice Parakilas. 17. Jerry Klein. 18. Terry Bell - Bernal Heights East Slope. 19. Joe O'Donoghue - Residential Builders Association. 20. Harry Barlow. 21. Andrew Serkin. 22. Vivian Wong - American-Chinese Association. 23. Douglas Comstock - Panhandle Neighborhood Residents Association. 24. Frances McNamara - Lakeshore Park Improvement Association. 25. Lorraine Bakus - Golden Gate Heights Neighborhood Association. 26. Kathy Devincenzi. 27. Warren Stearn. 28. Rudy Japoli. 29. Nancy Gannon -

Item #88.316EZT (Cont)

Richmond Residents Council. 30. Patrick Lynch - Richmond Residents Council. 31. Dinah Verby - Richmond Community Association. 32. Jake McGoldrick - Richmond Community Association. 33. Adam Sparks - Taxpayers Defense Foundation. 34. William O'Brien. 35. Terrence Sheenan. 36. Daniel Weisberg - Gray Panthers. 37. Peter Moylan - San Francisco Tomorrow. 38. Vincent Walsh. 39. Hiroshi Fukuda. 40. Bill McClure. 41. Robert De Lisle. 42. Walter Caplan. 43. Jean Early.

RESOLUTION OF INTENT TO INITIATE INTERIM CONTROLS WITH AMENDMENTS,
MOTION #11437

VOTE: 4-1

VOTING NO: COMMISSIONER DICK

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

* RESOLUTION OF INTENT TO AMEND ZONING MAP, MOTION #11438 VOTE: 4-1

VOTING NO: COMMISSIONER DICK

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

10. 87.410ETZ

(Marsh/Ghosh)

RICHMOND/SUNSET INTERIM CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY AND MINOR SECOND UNIT), AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS, Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal district(s) to the east, and Sloat Boulevard and Lakeshore district(s) to the south and excluding certain P (Public Use) districts (including Golden Gate Park) and certain RH-1(D) (House, One-Family Detached Dwelling) districts and other zoning classifications to the south, east and north - Consideration of intent to withdraw INTERIM ZONING CONTROLS for the RH-1 (House, One-Family), RH-1(S) (House, One-Family with Minor Second Unit), and RH-2 (House, Two-Family) zones in the Richmond/Sunset districts.

4:20 - 7:54 P.M.

RESOLUTION OF INTENT TO WITHDRAW INTERIM ZONING CONTROLS,
MOTION #11439

VOTE: 4-1

VOTING NO: COMMISSIONER DICK

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

3:00 P.M.

11. 88.350R

(Marsh)

MARSHALL SQUARE, bounded by Larkin, Hyde, Grove and Fulton Streets, Assessor's Block 354 - Review for consistency with the Master Plan of a jurisdictional transfer from the Real Estate Department to the Public Library of Marshall Square (including the extant structure at 100 Larkin Street) which is located within an OS (Open Space) district and an 80-X Height and Bulk District and a proposed Landmarks Preservation Advisory Board Historic District.

3:12 - 3:17 P.M.

PASSED MOTION FINDING CONSISTENCY WITH MASTER PLAN

VOTE: 4-0

ABSENT: COMMISSIONERS BIERMAN, BOLDRIDGE AND KARASICK

12. 88.489D (Passmore)
14 EDGEHILL WAY, north side near Garcia Avenue, Lot 4 in Assessor's Block 2923 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8718138 and 8800352 for the demolition of a single family house and the construction of a three-story, single family dwelling in an RH-1(D) (House, One-Family Detached Dwelling) district.

3:18 - 3:45 P.M.

Speakers: 1. Mr. Fisher - architect. 2. Kathy Darby. 3. Michael Liradelli. 4. Margery Frankel. 5. Polly Layer. 6. Margaret Verges - Presidio Avenue Association. 7. Bruce Baumann - representative of applicant.

PASSED MOTION NOT TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

13. 88.489D (Passmore)
14 EDGEHILL WAY, north side near Garcia Avenue, Lot 4 in Assessor's Block 2923 - Discretionary Review of Building Permit Application Nos. 8718138 and 8800352, as described above.

NO ACTION NECESSARY, BASED ON ACTION TAKEN ON ITEM 12 ABOVE.

14. 88.118EC (Green)
1604 JACKSON STREET, northwest corner of Polk Street, Lots 2 and 3 in Assessor's Block 595 - Request for authorization of Conditional Use for review of a PLANNED UNIT DEVELOPMENT in accordance with Section 304 of the City Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to remodel and convert an existing two (2) story over basement building to an ATHLETIC CLUB (defined as Personal Service per Section 790.116) with two levels of parking containing approximately 200 spaces. The Conditional Use authorization would allow review of the conversion as a Planned Unit Development for consideration of exceptions to parking requirements and to allow a use over 3,000 square feet. Including parking areas, the existing building will expand from 77,800 square feet to approximately 82,000 square feet upon completion of the remodel. Lots 2 and 3 total 22,356 square feet in area.

3:47 - 4:12 P.M.

Speakers: 1. Jeffrey Heller - project architect. 2. Nate Rather. 3. Enid Lim.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

15. 87.841C (Green)
2430 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a three (3) story mixed use building with 1,320 square feet of ground floor commercial area, one (1) off-street parking space (at ground floor), approximately

Item #87.841C (Cont)

1,370 square feet of commercial area on the second floor, and a single dwelling unit on the third floor on a lot approximately 2,500 square feet in size.

4:13 - 4:15 P.M.

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

16. 88.418C (Casey)
3939 LAWTON STREET, south side between 45th and 46th Avenues, Lot 47 in Assessor's Block 1898 - Request for authorization of Conditional Use to convert the ground floor level of a church from an assembly room to a day care center for 60 children 2-6 years of age in an RH-1 (House, One-Family) district.

8:50 - 8:51 P.M.

Twelve people raised their hands to indicate support for the project.

APPROVED, MOTION #11440

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

17. 88.295C (Casey)
5024-5030 - 3RD STREET, northwest side between Quesada and Revere Avenues, Lot 5 in Assessor's Block 5338 - Request for authorization of Conditional Use to convert three residential dwelling units to commercial office space on the second floor in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of July 28, 1988)

APPLICATION WITHDRAWN.

18. 88.320C (Green)
3400 - 16TH STREET, northwest corner of Church Street, Lots 8 and 9 in Assessor's Block 3558 - Request for authorization of Conditional Use to extend the termination date for an additional eighteen (18) months of an existing nonconforming supply and purchasing center for Catholic and Private Schools in an RM-2 (Mixed Residential, Moderate Density) district.

APPROVED, MOTION #11441

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

19. 80.189CC (Pearl)
3284 SAN BRUNO AVENUE, west side between Mansell and Ordway Streets, Lot 10 in Assessor's Block 6157 - Consideration of revocation of Conditional Use authorization granted September 24, 1981 by Motion No. 9153 for the operation of an Auto Repair Shop in an RM-1 (Mixed Residential, Low Density) district due to non-compliance with conditions of said authorization.

9:00 - 9:19 P.M.

Speaker: Jerry Klein - representing applicant.

PASSED MOTION TO REVOKE CONDITIONAL USE, MOTION #11442

VOTE: 4-1

VOTING NO: COMMISSIONER HU

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

20. 88.417D (Nixon)
248 - 30TH AVENUE, east side between Lake and California Streets, Lot 24 in Assessor's Block 1389 - Consideration of staff-initiated request for Discretionary Review of Building Permit Application No. 8806387 proposing a rear deck on a single family structure in the required rear yard.

9:20 - 9:42 P.M.

Items 20 and 21 were heard together.

The Zoning Administrator explained that staff had initiated this discretionary review request as a result of uncertainty as to whether the Planning Commission intended for rear yards to be subject to the Richmond-Sunset Interim Controls. The Commission voted 5-0 that rear yards were not subject to Richmond-Sunset Interim Controls.

Speakers: 1. Will Silverthorne. 2. David Gast - project architect.

3. Camelia Smith - project sponsor. 4. Mrs. Silverthorne.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

21. 88.417D (Nixon)
248 - 30TH AVENUE, east side between Lake and California Streets, Lot 24 in Assessor's Block 1389 - Discretionary Review of Building Permit Application No. 8806387, as described above.

9:20 - 9:42 P.M.

Items 20 and 21 were heard together. See Item 20 for speakers.

PASSED MOTION OF INTENT TO APPROVE AS MODIFIED, FINAL LANGUAGE ON SEPTEMBER 1, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

6:00 P.M.

22. 87.159ER (Williams)
REDEVELOPMENT PLAN AMENDMENTS - Review for consistency with the Master Plan of the proposed Amendments to the Embarcadero-Lower Market Approved Redevelopment Project Area E-1, Hunters Point Approved Redevelopment Project Area, India Basin Industrial Park Redevelopment Project Area, Rincon Point-South Beach Project Area, Yerba Buena Center Approved Redevelopment Project Area D-1, and the Western Addition Approved Redevelopment Project Area A-2 Redevelopment Plans related to the proposed Merger of the six Redevelopment Project Areas into a single Merged Project.
(Continued from Regular Meeting of August 11, 1988)

NOTE: The calendar item Redevelopment Plan Amendments will be heard at 6:00 p.m. Items calendared earlier but not yet heard by 6:00 p.m. will be taken up after the Redevelopment Plan Amendments or will be continued to a later date.

CONTINUED INDEFINITELY

VOTE: 5-0

ABSENT: COMMISSIONERS BIERMAN AND KARASICK

Adjourned: 9:45 P.M.

SF
255
#21
131/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
AUGUST 31, 1988
450 McALLISTER STREET, ROOM 605
3:00 P.M.

DOCUMENTS DEPT.

NOV 4 1988

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Engmann, Hu, Morales and Tom.

ABSENT: Commissioners Dick and Nothenberg.

3:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 3:20 P.M.
Acting Secretary: Martha Kessler

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

1. Environmental Review

3:20 - 5:10 P.M.

PRESENTATION COMPLETED.

2. Proposition K Review Guidelines

5:11 - 5:40 P.M.

PRESENTATION COMPLETED.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker.
The Commission will not act formally on any matters raised.

5:40 - 5:52 P.M.

Speakers: Mr. Wexler - representing SAKS on height limit issue. 2. Steve Vettel - representing Bedford Properties.

Adjourned: 5:52 P.M.

CPC 321

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 1, 1988
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Tom.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:47 P.M.
Acting Secretary: Martha Kessler

A. DIRECTOR'S REPORT

1. (Shotland)
Information on proposed November ballot proposition entitled "San Francisco Park and Open Space Fund", which would extend Proposition J, "Open Space Acquisition and Park Renovation Fund".

1:47 - 2:00 P.M.

PRESENTATION COMPLETED.
PASSED RESOLUTION #11443

VOTE: 7-0

It was announced that the Department had received a California American Planning Association award for its Neighborhood Commercial Rezoning Study.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. 88.316EZT
DISCUSSION OF PROPOSED NEIGHBORHOOD CONSERVATION INTERIM CONTROLS.
NOTE: No public testimony will be received at this time. A public hearing is scheduled for September 15, 1988.

2:00 - 3:30 P.M.

DISCUSSION COMPLETED.

C. PUBLIC COMMENT

Speakers: 1. Joe O'Donoghue - Residential Builders Association (parking issue). 2. Bok Pon - American-Chinese Association (down zoning). 3. Rose Tai (affordability).

D. ITEMS TO BE CONTINUED

3. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage

Item #84.559CQQQC (Cont)

with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.

(Continued from Regular Meeting of August 11, 1988)

(Proposed for continuation to September 8, 1988)

CONTINUED TO SEPTEMBER 8, 1988

VOTE: 7-0

4. 88.120D (Berkowitz)
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 4, 1988)
(Proposed for continuation to September 19, 1988)

CONTINUED TO SEPTEMBER 19, 1988

VOTE: 7-0

5. 88.120D (Berkowitz)
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590, as described above.
(Continued from Regular Meeting of August 4, 1988)
(Proposed for continuation to September 19, 1988)

CONTINUED TO SEPTEMBER 19, 1988

VOTE: 7-0

6. 88.416Z (Berkowitz)
600-620 DUNCAN STREET, northwest corner at Castro Street, Lots 10-12 in Assessor's Block 6589 - Consideration of request for reclassification of property from RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district.
(Proposed for continuation to September 19, 1988)

CONTINUED TO SEPTEMBER 19, 1988

VOTE: 7-0

7. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of August 18, 1988)
(Proposed for continuation to September 19, 1988)

CONTINUED TO SEPTEMBER 19, 1988

VOTE: 7-0

8. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Consideration of request for Discretionary Review of Building Permit Application No.

Item #88.314D (Cont)

8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of August 18, 1988)

(Proposed for continuation to September 15, 1988)

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 7-0

9. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Discretionary Review of Building Permit Application No. 8806682-S, as described above.
(Continued from Regular Meeting of August 18, 1988)
(Proposed for continuation to September 15, 1988)

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 7-0

10. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Continued from Regular Meeting of August 11, 1988)
(Proposed for continuation to September 6, 1988)

CONTINUED TO SEPTEMBER 6, 1988

VOTE: 7-0

11. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415, as described above.
(Continued from Regular Meeting of August 11, 1988)
(Proposed for continuation to September 6, 1988)

CONTINUED TO SEPTEMBER 6, 1988

VOTE: 7-0

12. 88.355D (Nixon)
1975 - 22ND AVENUE, west side between Pacheco and Ortega Streets, Lot 14 in Assessor's Block 2112 - Discretionary Review of Building Permit Application No. 8802725 proposing a two-story rear addition to a single family structure in an RH-1 (House, One-Family) district and a 40-X Height and Bulk District within the Richmond/Sunset Special Use District.
(Continued from Regular Meeting of August 11, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 7-0

13. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 18, 1988)
(Proposed for continuation to September 6, 1988)

CONTINUED TO SEPTEMBER 6, 1988

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

14. 88.331D (Berkowitz)
224 SEA CLIFF AVENUE, north side near 27th Avenue, Lot 1S in Assessor's Block 1307 - Discretionary Review of Building Permit Application No. 8805662 for a SECOND STORY ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwelling) district.
(Public Hearing Closed and Continued from Regular Meeting of August 25, 1988)

DISAPPROVED, MOTION #11444

VOTE: 5-2

VOTING NO: COMMISSIONERS ENGMANN AND MORALES

15. 88.417D (Nixon)
248 - 30TH AVENUE, east side between Lake and California Streets, Lot 24 in Assessor's Block 1389 - Discretionary Review of Building Permit Application No. 8806387 proposing a rear deck on a single family structure in the required rear yard.
(Public Hearing Closed and Continued from Regular Meeting of August 25, 1988)

The Commission passed a motion to allow Commissioners Bierman and Karasick to abstain.

APPROVED WITH CONDITIONS. MOTION #11445

VOTE: 5-0

ABSTAINED: COMMISSIONERS BIERMAN AND KARASICK

- 15a. 88.118EC (Green)
1604 JACKSON STREET, northwest corner of Polk Street, Lots 2 and 3 in Assessor's Block 595 - Request for authorization of Conditional Use for review of a PLANNED UNIT DEVELOPMENT in accordance with Section 304 of the City Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to remodel and convert an existing two (2) story over basement building to an ATHLETIC CLUB (defined as Personal Service per Section 790.116) with two levels of parking containing approximately 200 spaces. The Conditional Use authorization would allow review of the conversion as a Planned Unit Development for consideration of exceptions to parking requirements and to allow a use over 3,000 square feet. Including parking areas, the existing building will expand from 77,800 square feet to approximately 82,000 square feet upon completion of the remodel.

Item #88.118EC (Cont)

Lots 2 and 3 total 22,356 square feet in area.

(Public hearing Closed and Continued from Regular Meeting of August 25, 1988)

The Commission passed a motion to allow Commissioners Bierman and Karasick to abstain.

APPROVED WITH CONDITIONS, MOTION #11446

VOTE: 5-0

ABSTAINED: COMMISSIONERS BIERMAN AND KARASICK

F. REGULAR CALENDAR

3:00 P.M.

16. 88.374EZ

(Deutsch)

PORTION OF BLOCK BOUNDED BY GOLDEN GATE AVENUE, HYDE, McALLISTER AND LARKIN STREETS, Lots 4, 10, 11, 12, 13, 14, and 15 - Appeal of Preliminary Negative Declaration for proposed Interim and Permanent Zoning Controls which would reclassify these properties from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, from an 80-X to an 80-T Height and Bulk District, and to amend the boundaries of the North of Market Residential Special Use District to include these properties. (Continued from Regular Meeting of August 18, 1988)

3:45 - 4:05 P.M.

Speakers: 1. Michael Silvey - representing Hastings College of Law. 2. Nancy Russell - North of Market Planning Coalition. 3. Richard Livingston - Realty House West. 4. Marcia Rosen. 5. Kelly Cullen - North of Market Planning Coalition. 6. Helen Cummings.

SUSTAINED NEGATIVE DECLARATION/DENIED APPEAL,
MOTION #11447

VOTE: 7-0

17. 88.374EZ

(Skiffer)

Consideration of Interim Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown, General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, and from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties. (Continued from Regular Meeting of August 11, 1988)

4:05 - 4:45 P.M.

Speakers: 1. Nancy Russell - North of Market Planning Coalition. 2. Richard Livingston - Realty House West. 3. Lillian Crossway - North of Market Planning Coalition. 4. Joe Kaufman - North of Market Planning Coalition. 5. Michael Silvey - representing Hastings College of Law. 6. Kelly Cullen - North of Market Planning Coalition. 7. Calvin Welch - Coalition of Housing Organizations. 8. Marcia Rosen. 9. Marie Ellicker.

APPROVED AS AMENDED, MOTION #11448

VOTE: 7-0

18. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and Zoning Map of the City Planning Code to establish zoning controls with a Sunset Clause limiting the controls to a twelve-month period, which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for future development of the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-D, 80-K, 85-X, 40-X/85-B, 130-E or OS; would affect properties lying within RH, RM, RC, C, and M districts throughout the city regarding live/work units, and would impose rules for uses and structures in these areas, and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

(Continued from Regular Meeting of August 18, 1988)

4:45 - 7:25 P.M.

Speakers: 1. Bob Meyers. 2. Richard Watson - San Francisco American Institute of Architects. 3. Bill Cumbelich - Mayor's Task Force on Real Estate Brokers. 4. Joe Cygura. 5. Peter Hacker. 6. Peter Pipe. 7. Gail Goldman - Mayor's Office of Housing and Economic Development. 8. Richard Shuttleworth. 9. Gregory Dolinajec. 10. Jane Denton. 11. Gil Ferry. 12. Ron Kaufman. 13. Nathaniel Taylor. 14. Anthony Hay. 15. Robert Novashoam. 16. Susan Shipley. 17. Dorothy Sevasee. 18. Kathryn Murray. 19. Charles Segales - South Park Improvement Association. 20. Calvin Welch - Coalition of Housing Organizations. 21. Zane Gresham. 22. Peter Hacker. 23. Dick Morten - Chamber of Commerce. 24. Kirk Bennett. 25. Patricia James - South of Market Business Association.

CONTINUED TO SEPTEMBER 8, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

4:00 P.M.

19. 84.391ECVXA (J. Malone)
600 STOCKTON STREET, east side of Stockton Street between Pine and California Streets, Lot 12 in Assessor's Block 257, Metropolitan Life

Item #84.391ECVXA (Cont)

Insurance Company Building, Landmark No. 187 - Consideration of the recommendation of the Landmarks Preservation Advisory Board to APPROVE a Certificate of Appropriateness authorizing exterior alterations and additions pursuant to Section 1006 of the City Planning Code.

7:43 - 8:15 P.M.

Items 19 and 20 were heard together.

Speakers: 1. Pam Duffy - representing applicant. 2. Isaac Stein - representing applicant. 3. Rosalyn Koo - Self Help for the Elderly. 4. Dorothy Dana - Nob Hill Neighbors. 5. Jack Vetterlig - Nob Hill Association. 6. Bella Farrow - Nob Hill Association. 7. John Bartholomew. 8. Enid Lim - Chinatown TRIP. 9. Michael Levin.

APPROVED, MOTION #11449

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

20. 84.391ECVXA (Badiner)
600 STOCKTON STREET, east side of Stockton Street between Pine and California Streets, Lot 12 in Assessor's Block 257 - Request for authorization of an Exception to Section 162 (Bus Loading Requirements) and determinations of compliance with the Planning Code and any modifications requested by the Director of Planning under the provisions of Section 309; Request for authorization of Conditional Use pursuant to Section 175.2(a)(1) (Exemption from Downtown Plan Amendments, Section 124 (Floor Area Ratio)) and to Section 204.5 (Parking and Loading as Accessory Uses) for parking in excess of 7 percent of the gross floor area; Request for a Variance from Section 155(d) (General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading and Service Vehicle Facilities) limiting garage entries to a maximum of 30 feet; Request for a Certificate of Appropriateness/Permit to Alter for a designated Landmark/Category I Preservation Building in a C-3-G (Downtown Commercial, General) district and an 80 - 130-X Height and Bulk District. The project consists of a conversion of an existing office/college (Metropolitan Life/Cogswell College site) to a hotel containing approximately 358 rooms. Physical changes to the building would include extending the California Street wing, modifying the Stockton Street entry, adding a floor to the Stockton Street wing and altering the existing garage for parking and loading purposes, reducing the parking on the site to 130 spaces, and decreasing the existing nonconformity. The Department of City Planning has made an initial determination that the project would have up to 232,000 gross square feet of Planning Code floor area subject to the provisions of Section 314 (Child Care Requirements). This initial determination may be appealed within 15 days of this notice. The Director's recommendations on the Section 309 compliances and exceptions will be available 10 days before the hearing date.

7:43 - 8:15 P.M.

Items 19 and 20 were heard together. See Item 19 for speakers.

APPROVED WITH CONDITIONS, MOTION #11450

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

21. 88.349B (Badiner)
2180 HARRISON STREET, west side of Harrison Street between 18th and 19th Streets, Lot 31 in Assessor's Block 3592 - Request for Project Authorization (Small Building Allocation) under Section 321 to construct a three-story, 45-foot high building containing up to 46,000 square feet of office space and 20,000 square feet of meeting rooms for the P.G. & E. Emergency Service Center in an M-1 (Light Industrial) district and a 50-X Height and Bulk District. The project is permitted as-of-right under the basic zoning, but requires project authorization for office space in excess of 25,000 gross square feet.

8:20 - 8:55 P.M.

Speakers: 1. Dave Anderson - representing applicant. 2. Peter Gordon - project architect.

APPROVED AS AMENDED, MOTION #11451

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

22. 84.359EVCVC (Blazej)
2141-2169 MISSION STREET, east side between 17th and 18th Streets, Lot 36 in Assessor's Block 3575 - Request for authorization of Conditional Use to modify conditions of approval for a 47-unit residential development to extend commencement of construction date by two years to September 7, 1990.

8:55 - 9:00 P.M.

Items 22 and 23 were heard together.

APPROVED, MOTION #11452

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

23. 84.359EVCVC (Blazej)
2141-2169 MISSION STREET, east side between 17th and 18th Streets, Lot 36 in Assessor's Block 3575 - Request to modify Variance Decision dated September 30, 1985 to extend commencement of construction date by two years to September 7, 1990.

8:55 - 9:00 P.M.

Items 22 and 23 were heard together

NO COMMISSION ACTION REQUIRED.

24. 88.107EC (McDonald)
155 NIAGARA AVENUE, west side between Alemany Boulevard and Cayuga Avenue, Lot 33 in Assessor's Block 7032-A - Consideration of a request for authorization of Conditional Use to permit SUBDIVISION OF THE EXISTING 37,090 SQUARE-FOOT LOT INTO 14 LOTS, 10 OF WHICH WOULD HAVE A WIDTH LESS THAN THE CODE REQUIRED WIDTH OF 25 FEET in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.

9:01 - 9:08 P.M.

Items 24, 25, and 26 were heard together.

APPROVED WITH CONDITIONS, MOTION #11453

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

25. 88.107R (McDonald)
155 NIAGARA AVENUE, west side between Alemany Boulevard and Cayuga Avenue, Lot 33 in Assessor's Block 7032-A - Request for Master Plan Referral to allow the VACATION OF 1,200 UNDEVELOPED SQUARE FEET OF THE ROME STREET PUBLIC RIGHT-OF-WAY located on the western line of Niagara Avenue.
- 9:01 - 9:08 P.M.
Items 24, 25, and 26 were heard together.
PASSED MOTION FINDING PROJECT CONSISTENT WITH THE MASTER PLAN
ABSENT: COMMISSIONER ENGMANN
VOTE: 6-0
26. 88.107S (McDonald)
155 NIAGARA AVENUE, west side between Alemany Boulevard and Cayuga Avenue, Lot 33 in Assessor's Block 7032-A - A joint hearing with a representative of the Department of Public Works to CONSIDER THE PROPOSED SUBDIVISION MAP.
- 9:01 - 9:08 P.M.
Items 24, 25, and 26 were heard together.
NO COMMISSION ACTION REQUIRED.
27. 88.006SEC (Nixon)
1200 - 7TH AVENUE AND 599 LINCOLN WAY, southeast corner of 7th Avenue and Lincoln Way, Lot 17 in Assessor's Block 1744 - Request for authorization of Conditional Use to exceed the average height of adjacent buildings by approximately four and one half (4-1/2) feet for a property subject to the Richmond and Sunset Districts Special Use Districts Controls adopted by the City Planning Commission on September 17, 1987 and the City-wide Neighborhood Conservation Resolution approved by the Commission on June 30, 1988. The proposal is to construct three (3), three (3) story over garage thirty-six (36) feet tall, two (2) family structures on the vacant parcel noted above fronting on Lincoln Way. Two additional thirty-six (36) feet tall, two (2) family structures are proposed to be constructed on the 7th Avenue frontage. The structures on 7th Avenue do not require Conditional Use approval. The subject sites are located within an RH-2 (House, Two-Family) district with an underlying 40-X Height and Bulk District.
(Continued from Regular Meeting of August 25, 1988)
- 9:10 - 9:15 P.M.
APPROVED WITH CONDITIONS, MOTION #11454
ABSENT: COMMISSIONER ENGMANN
VOTE: 6-0
28. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Consideration of request for Discretionary Review of Building Permit Application No. 8804908 for the CONSTRUCTION OF A THIRD STORY, NEW FINISH EXTERIORS AND A REAR STAIR in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 18, 1988)

Item #88.326D (Cont)

9:15 - 10:10 P.M.

Items 28 and 29 were heard together.

Speakers: 1. Calvin Ransom - representing applicant. 2. Mike Bernando - applicant. 3. Arnold Johnson. 4. Richard Nelson. 5. Brian Sedar. 6. Howard Ames. 7. Maggie Clifford.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 4-2

VOTING NO: COMMISSIONERS KARASICK AND TOM

ABSENT: COMMISSIONER ENGMANN

29. 88.326D

(Berkowitz)

100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Discretionary Review of Building Permit Application No. 8804908, as described above.

(Continued from Regular Meeting of August 18, 1988)

9:15 - 10:10 P.M.

Items 28 and 29 were heard together. See Item 28 for speakers.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON
SEPTEMBER 8, 1988

VOTE: 4-2

VOTING NO: COMMISSIONERS KARASICK AND TOM

ABSENT: COMMISSIONER ENGMANN

30. 88.032D

(Berkowitz)

324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Consideration of request for Discretionary Review of Building Permit Application Nos. 8717085 and 8717086 for the DEMOLITION OF A SINGLE-STORY, SINGLE FAMILY HOUSE and the CONSTRUCTION OF A THREE-STORY, TWO-FAMILY HOUSE in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of August 18, 1988)

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 6-0

31. 88.032D

(Berkowitz)

324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Discretionary Review of Building Permit Application Nos. 8717085 and 8717086, as described above.
(Continued from Regular Meeting of August 18, 1988)

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 6-0

32. 87.488ESD

(Berkowitz)

897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655, and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of August 4, 1988)

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 6-0

Adjourned: 10:15 P.M.

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S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
SEPTEMBER 6, 1988
ROOM 282, CITY HALL
5:00 P.M.

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SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Hu, Karasick, Morales and Tom.
ABSENT: Commissioners Dick and Engmann.

5:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 5:10 P.M.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. REGULAR CALENDAR

1. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 18, 1988)

5:11 - 5:40 P.M.
Speakers: 1. Elizabeth Grazen - representing applicant. 2. Jonathan Bulkley - Planning Association of the Richmond. 3. Charles Woodrow.
PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL LANGUAGE ON SEPTEMBER 15, 1988.
ABSENT: COMMISSIONERS DICK AND ENGMANN VOTE: 5-0

2. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Continued from Regular Meeting of August 11, 1988)

Item #88.013D (Cont)

5:42 - 7:15 P.M.

Items 2 and 3 were heard together.

Speakers: 1. Jerry Klein - representing applicant. 2. George Low. 3. Peggy Kaufman. 4. Jonathan Bulkley - Planning Association of the Richmond. 5. Jake McGoldrick - Richmond Neighborhood Association. 6. Dinah Verby - Richmond Neighborhood Association. 7. Homer Chen - applicant. 8. John Lau - designer for project.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

3. 88.013D

(Nixon)

322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415, as described above.

(Continued from Regular Meeting of August 11, 1988)

5:42 - 7:15 P.M.

Items 2 and 3 were heard together. See Item 2 for speakers.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS,

FINAL LANGUAGE ON SEPTEMBER 15, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

4. 87.573D

(Nixon)

531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of July 14, 1988)

6:28 - 7:21 P.M.

Speakers: 1. Robert Katz - representing applicant. 2. Steven Lee - civil engineer for applicant. 3. Kung Hang Chao - civil engineer for applicant. 4. Bok Pon - American-Chinese Association. 5. Julie Lee - American-Chinese Association. 6. Jonathan Bulkley - Planning Association of the Richmond. 7. Jake McGoldrick - Richmond Neighborhood Association. 8. Joe O'Donoghue - Residential Builders Association. 9. Alex Pon - project sponsor.

APPROVED, MOTION #11455

VOTE: 4-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONERS DICK AND ENGMANN

5. 87.163D

(Nixon)

277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story over garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 14, 1988)

Item #87.163D (Cont)

7:24 - 7:43 P.M.

Items 5 and 6 were heard together

Speakers: 1. Jonathan Bulkley - Planning Association of the Richmond, 2. Hok Lee - representing applicant. 3. Jake McGoldrick - Richmond Neighborhood Association.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

6. 87.163D

(Nixon)

277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.

(Continued from Regular Meeting of July 14, 1988)

7:24 - 7:43 P.M.

Items 5 and 6 were heard together. See Item 5 for speakers.

DISAPPROVED, MOTION #11456

VOTE: 4-1

VOTING NO: COMMISSIONER TOM

ABSENT: COMMISSIONERS DICK AND ENGMANN

7. 88.266D

(Nixon)

552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Consideration of request for Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-2 (House, Two-Family) district within the Richmond/Sunset Special Use District.

7:43 - 8:10 P.M.

Speakers: 1. Jonathan Bulkley - Planning Association of the Richmond. 2. Van Li - representing applicant. 3. Ron Do - applicant. 4. Jake McGoldrick - Richmond Neighborhood Association. 5. Joe O'Donoghue - Residential Builders Association. 6. Bok Pon - American-Chinese Association.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

8. 88.266D

(Nixon)

552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Discretionary Review of Building Permit Application No. 8707460, as described above.

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

8a. 88.265D

(Nixon)

550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard, Lot 34 in Assessor's Block 1503 - Consideration of request for Discretionary Review of Building Permit Application No. 8712036 proposing the addition of one dwelling unit and two stories to the existing one story over garage single family structure.

(Continued from Regular Meeting of August 25, 1988)

Item #88.265D (Cont)

8:13 - 8:45 P.M.

Items 8a and 8b were heard together.

Speakers: 1. Jonathan Bulkley - Planning Association of the Richmond. 2. Jerry Klein - representing applicant. 3. Celeste Chou - daughter of applicant. 4. Bok Pon - American-Chinese Association.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

8b. 88.265D

(Nixon)

550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard, Lot 34 in Assessor's Block 1503 - Discretionary Review of Building Permit Application No. 8712036, as described above.

(Continued from Regular Meeting of August 25, 1988)

8:13 - 8:45 P.M.

Items 8a and 8b were heard together. See Item 8a for speakers.

APPROVED WITH CONDITIONS, MOTION #11457

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

The following cases are placed on the Calendar with the staff recommendation to take Discretionary Review with a preliminary recommendation for disapproval. The Commission may continue the cases to a future hearing to allow for site posting.

9. 87.606D

(Nixon)

926 CABRILLO STREET, north side between 10th and 11th Avenues, Lot 16 in Assessor's Block 1634 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8712277 and Building Permit Application No. 8713053 proposing the demolition of a "Fernando Nelson" one story over garage single family structure and construction of a two-story over garage, two-family structure in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.

8:45 - 9:05 P.M.

Speakers: 1. Phil Sagarus - representing applicant (requested continuance). 2. Alexander Mitchell.

CONTINUED TO OCTOBER 27, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

10. 87.606D

(Nixon)

926 CABRILLO STREET, north side between 10th and 11th Avenues, Lot 16 in Assessor's Block 1634 - Discretionary Review of Demolition Permit Application No. 8712277 and Building Permit Application No. 8713053, as described above.

CONTINUED TO OCTOBER 27, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

11. 87.839D (Nixon)

5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802 proposing demolition of a one-story over garage single family structure and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.

9:05 - 9:25 P.M.

Items 11 and 12 were heard together.

Speakers: 1. Pamela Pfifner. 2. Jonathan Bulkley - Planning Association of the Richmond. 3. Dinah Verby - Richmond Neighborhood Association.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

The Commission was advised by the staff that the project as submitted did not meet Proposition M or Section 101.1 Priority Policies, and thus the project would be disapproved. The sponsor however offered to submit revised plans, which the Commission consented to review at a later date.

CONTINUED TO OCTOBER 27, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

12. 87.839D (Nixon)

5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802, as described above.

See Item 11 for speakers and action.

CONTINUED TO OCTOBER 27, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

13. 87.845D (Nixon)

433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192 proposing demolition of a two-story over garage, two-family structure and construction of a three-story over garage, five-family structure in an RM-2 (Mixed Residential, Medium Density) district, allowing one unit per 600 feet of lot area within a 40-X Height and Bulk District.

9:28 - 9:39 P.M.

Speakers: 1. Sam Herzberg. 2. Karen Kwon - applicant. 3. Don Andreini - Foundation for San Francisco's Architectural Heritage.

14. 87.845D (Nixon)
433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192, as described above.

CONTINUED TO OCTOBER 27, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

15. 88.014D (Nixon)
312 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 35 in Assessor's Block 1435 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8717800 and Building Permit Application No. 8717902 proposing demolition of a three-story, two-family structure without parking and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.

9:40 - 10:00 P.M.

Speakers: 1. Judith Early. 2. Jonathan Bulkley - Planning Association of the Richmond. 3. Andre Armond.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

16. 88.014D (Nixon)
312 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 35 in Assessor's Block 1435 - Discretionary Review of Demolition Permit Application No. 8717800 and Building Permit Application No. 8717902, as described above.

Due to action on Item 15, no action on this item is necessary.

Adjourned: 10:02 P.M.

15. 88.014D (Nixon)
312 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 35 in Assessor's Block 1435 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8717800 and Building Permit Application No. 8717902 proposing demolition of a three-story, two-family structure without parking and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.

9:40 - 10:00 P.M.

Speakers: 1. Judith Early. 2. Jonathan Bulkley - Planning Association of the Richmond. 3. Andre Armond.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

16. 88.014D (Nixon)
312 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 35 in Assessor's Block 1435 - Discretionary Review of Demolition Permit Application No. 8717800 and Building Permit Application No. 8717902, as described above.

Due to action on Item 15, no action on this item is necessary.

Adjourned: 10:02 P.M.

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NOV 17 1988

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
SEPTEMBER 6, 1988
ROOM 282, CITY HALL
5:00 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Hu, Karasick, Morales and Tom.

ABSENT: Commissioners Dick and Engmann.

5:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 5:10 P.M.

A. DIRECTOR'S REPORT

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. REGULAR CALENDAR

1. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of August 18, 1988)

5:11 - 5:40 P.M.

Speakers: 1. Elizabeth Grazen - representing applicant. 2. Jonathan Bulkley - Planning Association of the Richmond. 3. Charles Woodrow.
PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL LANGUAGE ON SEPTEMBER 15, 1988.
VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

2. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Continued from Regular Meeting of August 11, 1988)

Item #88.013D (Cont)

5:42 - 7:15 P.M.

Items 2 and 3 were heard together.

Speakers: 1. Jerry Klein - representing applicant. 2. George Low. 3. Peggy Kaufman. 4. Jonathan Bulkley - Planning Association of the Richmond. 5. Jake McGoldrick - Richmond Neighborhood Association. 6. Dinah Verby - Richmond Neighborhood Association. 7. Homer Chen - applicant. 8. John Lau - designer for project.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

3. 88.013D

(Nixon)

322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415, as described above.

(Continued from Regular Meeting of August 11, 1988)

5:42 - 7:15 P.M.

Items 2 and 3 were heard together. See Item 2 for speakers.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS,

FINAL LANGUAGE ON SEPTEMBER 15, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

4. 87.573D

(Nixon)

531 - 32ND AVENUE, west side between Geary Boulevard and Anza Street, Lot 5 in Assessor's Block 1512 - Discretionary Review of Demolition Permit Application No. 8711677 and Building Permit Application No. 8711676 proposing demolition of the existing single family structure and construction of a two-family structure in an RH-2 (House, Two-Family) district.

(Continued from Regular Meeting of July 14, 1988)

6:28 - 7:21 P.M.

Speakers: 1. Robert Katz - representing applicant. 2. Steven Lee - civil engineer for applicant. 3. Kung Hang Chao - civil engineer for applicant. 4. Bok Pon - American-Chinese Association. 5. Julie Lee - American-Chinese Association. 6. Jonathan Bulkley - Planning Association of the Richmond. 7. Jake McGoldrick - Richmond Neighborhood Association. 8. Joe O'Donoghue - Residential Builders Association. 9. Alex Pon - project sponsor.

APPROVED, MOTION #11455

VOTE: 4-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONERS DICK AND ENGMANN

5. 87.163D

(Nixon)

277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Consideration of request for Discretionary Review of Building Permit Application No. 8615315 proposing addition of one story and one dwelling unit to the existing two-story over garage, two-unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 14, 1988)

Item #87.163D (Cont)

7:24 - 7:43 P.M.

Items 5 and 6 were heard together

Speakers: 1. Jonathan Bulkley - Planning Association of the Richmond. 2. Hok Lee - representing applicant. 3. Jake McGoldrick - Richmond Neighborhood Association.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

6. 87.163D

(Nixon)

277 - 7TH AVENUE, west side between Clement and California Streets, Lot 17 in Assessor's Block 1426 - Discretionary Review of Building Permit Application No. 8615315, as described above.

(Continued from Regular Meeting of July 14, 1988)

7:24 - 7:43 P.M.

Items 5 and 6 were heard together. See Item 5 for speakers.

DISAPPROVED, MOTION #11456

VOTE: 4-1

VOTING NO: COMMISSIONER TOM

ABSENT: COMMISSIONERS DICK AND ENGMANN

7. 88.266D

(Nixon)

552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Consideration of request for Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-2 (House, Two-Family) district within the Richmond/Sunset Special Use District.

7:43 - 8:10 P.M.

Speakers: 1. Jonathan Bulkley - Planning Association of the Richmond. 2. Van Li - representing applicant. 3. Ron Do - applicant. 4. Jake McGoldrick - Richmond Neighborhood Association. 5. Joe O'Donoghue - Residential Builders Association. 6. Bok Pon - American-Chinese Association.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

8. 88.266D

(Nixon)

552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Discretionary Review of Building Permit Application No. 8707460, as described above.

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

8a. 88.265D

(Nixon)

550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard, Lot 34 in Assessor's Block 1503 - Consideration of request for Discretionary Review of Building Permit Application No. 8712036 proposing the addition of one dwelling unit and two stories to the existing one story over garage single family structure.

(Continued from Regular Meeting of August 25, 1988)

Item #88.265D (Cont)

8:13 - 8:45 P.M.

Items 8a and 8b were heard together.

Speakers: 1. Jonathan Bulkley - Planning Association of the Richmond. 2. Jerry Klein - representing applicant. 3. Celeste Chou - daughter of applicant. 4. Bok Pon - American-Chinese Association.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

8b. 88.265D

(Nixon)

550 - 42ND AVENUE, east side between Anza Street and Geary Boulevard, Lot 34 in Assessor's Block 1503 - Discretionary Review of Building Permit Application No. 8712036, as described above.

(Continued from Regular Meeting of August 25, 1988)

8:13 - 8:45 P.M.

Items 8a and 8b were heard together. See Item 8a for speakers.

APPROVED WITH CONDITIONS, MOTION #11457

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

The following cases are placed on the Calendar with the staff recommendation to take Discretionary Review with a preliminary recommendation for disapproval. The Commission may continue the cases to a future hearing to allow for site posting.

9. 87.606D

(Nixon)

926 CABRILLO STREET, north side between 10th and 11th Avenues, Lot 16 in Assessor's Block 1634 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8712277 and Building Permit Application No. 8713053 proposing the demolition of a "Fernando Nelson" one story over garage single family structure and construction of a two-story over garage, two-family structure in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.

8:45 - 9:05 P.M.

Speakers: 1. Phil Sagarus - representing applicant (requested continuance). 2. Alexander Mitchell.

CONTINUED TO OCTOBER 27, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

10. 87.606D

(Nixon)

926 CABRILLO STREET, north side between 10th and 11th Avenues, Lot 16 in Assessor's Block 1634 - Discretionary Review of Demolition Permit Application No. 8712277 and Building Permit Application No. 8713053, as described above.

CONTINUED TO OCTOBER 27, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

11. 87.839D (Nixon)
5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802 proposing demolition of a one-story over garage single family structure and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.

9:05 - 9:25 P.M.

Items 11 and 12 were heard together.

Speakers: 1. Pamela Pfifner. 2. Jonathan Bulkley - Planning Association of the Richmond. 3. Dinah Verby - Richmond Neighborhood Association.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

12. 87.839D (Nixon)
5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802, as described above.

Due to action on Item 11, no action on this item is necessary.

13. 87.845D (Nixon)
433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192 proposing demolition of a two-story over garage, two-family structure and construction of a three-story over garage, five-family structure in an RM-2 (Mixed Residential, Medium Density) district, allowing one unit per 600 feet of lot area within a 40-X Height and Bulk District.

9:28 - 9:39 P.M.

Speakers: 1. Sam Herzberg. 2. Karen Kwon - applicant. 3. Don Andreini - Foundation for San Francisco's Architectural Heritage.

14. 87.845D (Nixon)
433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192, as described above.

CONTINUED TO OCTOBER 27, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

15. 88.014D (Nixon)
312 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 35 in Assessor's Block 1435 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8717800 and Building Permit Application No. 8717902 proposing demolition of a three-story, two-family structure without parking and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.

9:40 - 10:00 P.M.

Speakers: 1. Judith Early. 2. Jonathan Bulkley - Planning Association of the Richmond. 3. Andre Armond.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

16. 88.014D (Nixon)
312 - 4TH AVENUE, west side between Geary Boulevard and Clement Street, Lot 35 in Assessor's Block 1435 - Discretionary Review of Demolition Permit Application No. 8717800 and Building Permit Application No. 8717902, as described above.

Due to action on Item 15, no action on this item is necessary.

Adjourned: 10:02 P.M.

CPC 331

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9/8/88
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S U M M A R Y

OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 8, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

NOV 8 1988

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick and Morales.

ABSENT: Commissioner Coffey.

1:30 P.M.

EXECUTIVE SESSION

The purpose of the Executive Session is to confer with Legal Counsel regarding litigation -- Government Code Section 54956.9(a).

City and County of San Francisco vs. Continental Development Corporation
-- San Mateo County Superior Court No. 306-225.

1:45 - 2:28 P.M.

EXECUTIVE SESSION COMPLETED.

CPC 330

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 8, 1988
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dick, Engmann, Hu, Karasick, Morales and Tom.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 2:30 P.M.

A. DIRECTOR'S REPORT

1. (Shotland)
Informational Presentation on Design Guidelines for Open Space Improvements on Market Street. The guidelines have been formulated by the Department to guide installation of any Code required private sector open space improvements on the Market Street right-of-way.

2:30 - 2:38 P.M.

PRESENTATION COMPLETED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2:39 - 2:51 P.M.

Commissioners raised issues and commented on various elements contained in the proposed Neighborhood Conservation Interim Controls.

C. PUBLIC COMMENT

2:52 - 3:35 P.M.

Speakers: 1. Joseph Braverman - Market Street Bench Design. 2. Joseph Butler - Russian Hill Neighbors (900 Green Street). 3. Sue Hestor - San Francisco for Reasonable Growth (South of Market). 4. Joe O'Donoghue - Residential Builders Association (Permit Processing). 5. Edith McMillan - Neighborhood Conservation Interim Controls. 6. Jake McGoldrick - Richmond Neighborhood Association (Neighborhood Conservation Interim Controls).

D. ITEMS TO BE CONTINUED

2. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request for authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED

Item #84.559CQQQC (Cont)

UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.

(Continued from Regular Meeting of September 1, 1988)

(Proposed for continuation to September 22, 1988)

CONTINUED TO SEPTEMBER 22, 1988

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Discretionary Review of Building Permit Application No. 8804908 for the CONSTRUCTION OF A THIRD STORY, NEW FINISH EXTERIORS AND A REAR STAIR in an RH-2 (House, Two-Family) district.

(Public Hearing Closed and Continued from Regular Meeting of September 1, 1988)

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

F. REGULAR CALENDAR

4. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and Zoning Map of the City Planning Code to establish zoning controls with a Sunset Clause limiting the controls to a twelve-month period, which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for future development of the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-D, 80-K, 85-X, 40-X/85-B, 130-E or OS; would affect properties lying within RH, RM, RC, C, and M districts throughout the city regarding live/work units, and would impose rules for uses and structures in these areas, and would affect properties

Item #88.354E2T (Cont)

throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

(Public Hearing Closed and Continued from Regular Meeting of September 1, 1988)

3:35 - 5:38 P.M.

Items 4 and 5 were heard together.

Speakers: 1. Robert Meyers. 2. Jim Hanson - Russian Hill Citizens Advisory Committee. 3. Tricia James - South of Market Business Association. 4. Anthony Hey.

CONTINUED TO SEPTEMBER 15, 1988

VOTE: 7-0

(Discussion only on September 15; no public testimony)

5. 88.354E2T (Montana)

SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission, Duboce Avenue/Thirteenth, Townsend and First Streets, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Consideration of a Resolution of Intent to initiate text and zoning map amendments to the duly advertised proposed amendments to the City Planning Code contained in the document published by the Department of City Planning in July 1988 entitled "South of Market Zoning Controls with 12-Month Sunset Clause", the amendments to the July 1988 document would: (1) remove a Nighttime Entertainment District designation from property proposed as a proposed Nighttime Entertainment District in the proposed zoning controls; and (2) would require conditional use authorization for office use in the Service/Secondary Office (SSO) District where the July 1988 zoning controls proposed to allow office as a principal use in the SSO District. A public hearing is proposed for September 29, 1988.

(Continued from Regular Meeting of September 1, 1988)

3:35 - 5:38 P.M.

Items 4 and 5 were heard together. See Item 4 for speakers.

6. 87.419D (Nixon)

2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Consideration of request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 11, 1988)

CONTINUED TO OCTOBER 27, 1988

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

7. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Discretionary Review of Building Permit Application No. 8702602, as described above.
(Continued from Regular Meeting of August 11, 1988)

CONTINUED TO OCTOBER 27, 1988

VOTE: 6-0

ABSENT: COMMISSIONER NOTHENBERG

8. 88.268S (Skiffer)
2901 - 19TH AVENUE, southwest corner of Sloat Boulevard, Lot 1 in Assessor's Block 7203 - Review for consistency with the Master Plan of the Subdivision of one lot into two lots in an RH-1(D) (House, One-Family Detached Dwelling) district.
(Continued from Regular Meeting of August 18, 1988)

5:38 - 6:42 P.M.

Speakers: 1. Carl Donnelly - applicant. 2. Andy Burleigh. 3. Michael Rabichev - architect for applicant. 4. William Menary.

PASSED MOTION FINDING PROJECT CONSISTENT WITH THE MASTER PLAN

VOTE: 7-0

(Specific building applications to be heard under Discretionary Review)

3:30 P.M.

9. 88.160EC (Christie)
1340 CLAY STREET, north side between Priest and Reed Streets within the block bounded by Jones, Clay, Washington and Leavenworth Streets, Lot 3 in Assessor's Block 215 - Appeal of Preliminary Negative Declaration for proposed sixty-five (65) foot tall, 30-unit residential condominium building, with 57 off-street parking spaces provided, requiring Conditional Use authorization by the City Planning Commission and justification of a variance from the requirements of the City Planning Code.

6:43 - 7:30 P.M.

Speakers: 1. Marilyn Heilman. 2. Len Graff. 3. Denise Terrel. 4. Kathryn Campbell. 5. Florence Holzenberg. 6. David Vogel. 7. Lorraine Steiner. 8. Alice Barkley - representing applicant. 9. John Holm - structural engineer for applicant. 10. Robert McCarthy - representing applicant. 11. Rick Swick - traffic engineer for applicant.

SUSTAINED NEGATIVE DECLARATION/DENIED APPEAL,
MOTION #11458

VOTE: 7-0

10. 88.160EC (McDonald)
1340 CLAY STREET, north side between Priest and Reed Streets, Lot 3 in Assessor's Block 215 - Request for authorization of Conditional Use to permit construction of a 30-unit residential building EXCEEDING FORTY FEET IN HEIGHT AND PROPOSING MORE THAN 150 PERCENT OF THE NUMBER OF REQUIRED PARKING SPACES on a lot having 12,043.75 square feet of area in an RM-3 (Mixed Residential, Medium Density) district with a 65-A Height and Bulk designation.

Item #88.160EC (Cont)

7:32 - 8:20 P.M.

Items 10 and 11 were heard together.

Speakers: 1. Mr. Maximillian - applicant. 2. Jeffrey Heller - project architect. 3. Alice Barkley - representing applicant. 4. Bella Farrow. 5. John Fitzgerald. 6. Denise Terrel.

APPROVED WITH CONDITIONS, MOTION #11459

VOTE: 7-0

11. 88.160V

(McDonald)

1340 CLAY STREET, north side between Priest and Reed Streets, Lot 3 in Assessor's Block 215 - A concurrent hearing by the Zoning Administrator on a request for variance from Planning Code provisions for rear yards to permit construction of the proposed 30-unit residential building which proposes subterranean parking floors extending to the rear property line when the Planning Code requires all parking located below grade within the rear yard to be situated at least 15 feet from the rear property line. In addition, portions of the dwelling levels of the proposed building would extend into the required rear yard of 25 percent of the lot depth.

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Adjourned: 8:22 P.M.

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Item #88.354EZT (Cont)

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CONTINUED TO OCTOBER 27, 1988

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CONTINUED TO OCTOBER 27, 1988

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Speakers: 1. Carl Donnelly - applicant. 2. Andy Burleigh. 3. Michael Rabichev - architect for applicant. 4. William Menary.

PASSED MOTION FINDING PROJECT CONSISTENT WITH THE MASTER PLAN

VOTE: 7-0

(Specific building applications to be heard under Discretionary Review)

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Speakers: 1. Marilyn Heilman. 2. Len Graff. 3. Denise Terrel. 4. Kathryn Campbell. 5. Florence Holzenberg. 6. David Vogel. 7. Lorraine Steiner. 8. Alice Barkley - representing applicant. 9. John Holm - structural engineer for applicant. 10. Robert McCarthy - representing applicant. 11. Rick Swick - traffic engineer for applicant.

SUSTAINED NEGATIVE DECLARATION/DENIED APPEAL,
MOTION #11458

VOTE: 7-0

10. 88.160EC (McDonald)
1340 CLAY STREET, north side between Priest and Reed Streets, Lot 3 in Assessor's Block 215 - Request for authorization of Conditional Use to permit construction of a 30-unit residential building EXCEEDING FORTY FEET IN HEIGHT AND PROPOSING MORE THAN 150 PERCENT OF THE NUMBER OF REQUIRED PARKING SPACES on a lot having 12,043.75 square feet of area in an RM-3 (Mixed Residential, Medium Density) district with a 65-A Height and Bulk designation.

Item #88.160EC (Cont)

7:32 - 8:20 P.M.

Items 10 and 11 were heard together.

Speakers: 1. Mr. Maximillian - applicant. 2. Jeffrey Heller - project architect. 3. Alice Barkley - representing applicant. 4. Bella Farrow. 5. John Fitzgerald. 6. Denise Terrel.

APPROVED WITH CONDITIONS, MOTION #11459

VOTE: 7-0

11. 88.160V

(McDonald)

1340 CLAY STREET, north side between Priest and Reed Streets, Lot 3 in Assessor's Block 215 - A concurrent hearing by the Zoning Administrator on a request for variance from Planning Code provisions for rear yards to permit construction of the proposed 30-unit residential building which proposes subterranean parking floors extending to the rear property line when the Planning Code requires all parking located below grade within the rear yard to be situated at least 15 feet from the rear property line. In addition, portions of the dwelling levels of the proposed building would extend into the required rear yard of 25 percent of the lot depth.

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Adjourned: 8:22 P.M.

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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY
SEPTEMBER 14, 1988
450 McALLISTER STREET
ROOM 605
3:00 P.M.

DOCUMENTS DEPT.
OCT 11 1988
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge and Dick.
ABSENT: Commissioners Engmann, Hu, Morales and Nothenberg.

3:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 3:30 P.M.

Staff in attendance: Robert Passmore - Zoning Administrator, Vincent Marsh, Larry Badiner, David Hood, Glenda Skiffer, Lu Blazej and Lori Yamauchi - Administrative Secretary.

A. Informational Workshop and discussion on the following matters:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

1. Landmarks, Certificates of Appropriateness -- procedures, policy.
3:25 - 4:25 P.M. I.A.010 - 767
PRESENTATION GIVEN. ALSO, MEMBERS OF THE LANDMARKS PRESERVATION
ADVISORY BOARD PRESENTED SOME INFORMATION.
2. Master Plan Referrals -- procedures, policy.
4:25 - 4:55 P.M. I.A.788 - I.B.406
PRESENTATION GIVEN.
3. Institutional Master Plans -- procedures, policy.
CONTINUED TO NEXT WORKSHOP.
4. Office Development Annual Limitation Program and Downtown Project
Review (including requirements for housing, child care, etc.) --
procedures, implementation, review of program.
CONTINUED TO NEXT WORKSHOP.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker.
The Commission will not act on any matters raised.

Speaker: John Bardis - Five most important industries in San Francisco.

Adjourned: 5:00 P.M.

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MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Susana Montana, Mike Berkowitz, Gerald Green, Catherine Bauman, Amit Ghosh, Betsy Bateson and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 900 GREEN STREET at Taylor Street - Review of construction pursuant to Conditional Use authorization under City Planning Commission Motion No. 10418 adopted September 5, 1985 (File No. 85.135EC).

1:55 - 2:20 P.M.

I.A.005 - 336

Presentation completed. The Department will examine the project design review process as well as draft a memorandum to restructure standard language for conditions attached to Commission motions.

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Harry O'Brien - representative for Russian Hill Neighbors. 3. Joseph Butler.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2. 88.354EZT
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS - Discussion of controls initiated by the City Planning Commission on July 28, 1988 pursuant to the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" and consideration of modifying said proposed controls.
(Public Hearing Closed and Continued from Regular Meeting of September 8, 1988)

2:25 - 3:40 P.M.

I.A.390 - I.B.538

4:10 - 5:00 P.M.

I.B.539 - II.A.460

The Commission took a recess from 3:40 to 4:05 p.m.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Item #88.354EZT (Cont)

Rick Judd, Deputy City Attorney, commented on the question of consistency of the South of Market Zoning Controls with the Master Plan.

The Commission reviewed amendments prepared by staff, contained in 15 exhibits. The Commission took the following actions in directing staff to prepare and present documents and ordinance language for Commission's initiation.

1) Exhibit 1 - July 1988 controls with six substantive amendments concerning group housing in SU and SSO Districts, dwelling units in the SSO District, nonconforming signs, heavy industry in the SLI District, relaxing preservation provisions and relaxing residential density standards for projects above 40 feet in height. VOTE: 7-0

2) Exhibit 3 - Expand SSO District boundaries to include area east of Third Street and the area west of Third Street between Townsend, Brannan and Ritch Streets, and contract the SSO District - "T" shaped area along Brannan Street to exclude the area between Brannan, 5th, 6th and Bluxome Streets. VOTE: 4-3

VOTING NO: COMMISSIONERS BIERMAN, ENGMANN AND MORALES

3) Amend Exhibit 9 to allow existing nonconforming office use in an RED, SLR, RSD or SLI District to convert to a service/light industrial use with the ability to revert back to the former office use. VOTE: 7-0

4) Exhibit 10 - Remove office use as a permitted use in the South Park District. VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

5) Exhibit 13 - Allow nighttime entertainment use as a conditional use in the SLI and SSO Districts. VOTE: 7-0

6) Exhibit 14 - Provide preservation measures for significant and contributory buildings in the SLR (and former C-3-S) District. VOTE: 7-0

7) Allow low or moderate income/affordable housing in the SLI District. VOTE: 7-0

Initiation of these amendments was scheduled for September 29 and the public hearing on these amendments will be scheduled for October 20.

CONTINUED TO SEPTEMBER 29, 1988

VOTE: 7-0

C. PUBLIC COMMENT

Speakers: 1. John O'Brien. 2. Joe O'Donoghue.

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.069D (Nixon)
440 - 43RD AVENUE, east side between Point Lobos Avenue and Clement Street, Lot 27 in Assessor's Block 1474 - Discretionary Review of Building Permit Application No. 8710412 proposing the addition of one story and one dwelling unit to the existing one story over garage single family structure in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of September 6, 1988)

APPROVED WITH CONDITIONS, MOTION #11460
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

4. 88.013D (Nixon)
322 - 23RD AVENUE, east side between Geary Boulevard and Clement Street, Lot 32 in Assessor's Block 1454 - Consideration of request for Discretionary Review of Building and Demolition Permit Application Nos. 8710411 and 8710415 proposing demolition of the existing one story over garage single family structure and construction of a two-story over garage, three dwelling unit structure in an RM-1 (Mixed Residential, Low Density) district, allowing one dwelling unit per 800 square feet of lot area.
(Public Hearing Closed and Continued from Regular Meeting of September 6, 1988)

APPROVED WITH CONDITIONS, MOTION #11461
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

5. 88.326D (Berkowitz)
100 EAGLE STREET, southwest corner at Mono Street, Lot 18 in Assessor's Block 2711 - Discretionary Review of Building Permit Application No. 8804908 for the CONSTRUCTION OF A THIRD STORY, NEW FINISH EXTERIORS AND A REAR STAIR in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of September 8, 1988)

DISAPPROVED, MOTION #11462
VOTING NO: COMMISSIONER BOLDRIDGE AND KARASICK
ABSENT: COMMISSIONER ENGMANN

VOTE: 4-2

E. REGULAR CALENDAR

6. 88.032D (Berkowitz)
324 - 27TH STREET, north side between Church and Sanchez Streets, Lot 10 in Assessor's Block 6579 - Request for Discretionary Review of Building Permit Application Nos. 8717085 and 8717086 for the DEMOLITION OF A SINGLE-STORY, SINGLE FAMILY HOUSE and the CONSTRUCTION OF A THREE-STORY, TWO-FAMILY HOUSE in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 1, 1988)

5:25 - 5:40 P.M.

II.A.526 - 750

The Commission unanimously passed a motion to take Discretionary Review.

Speakers: 1. Maria Pracher - representative for project sponsor. 2. Claire Pilcher - representative for neighbors. 3. Miriam Blaustein. 4. Dwight Carey.

APPROVED WITH CONDITIONS, MOTION #11463

VOTE: 7-0

7. 87.488ESD (Berkowitz)
897-901 KANSAS STREET, east side between 20th and 22nd Streets, Lots 49 and 50 in Assessor's Block 4094 - Discretionary Review of Building Permit Application Nos. 8711654, 8711655, and 8711656 for the CONSTRUCTION OF THREE-STORY, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of September 1, 1988)

5:40 - 5:55 P.M.

II.A.751 - II.B.148

Speakers: 1. Alice Barkley - representative of project sponsor. 2. Judith Haney - representative for neighbors. 3. Pat Joy - project sponsor.

APPROVED WITH AMENDED CONDITIONS (i.e. hours of construction -- 7:30 a.m. arrive and 8:00 a.m. start work, ending work at 5:00 p.m.),
MOTION #11464 VOTE: 7-0

8. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Request for Discretionary Review of Building Permit Application No. 8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 1, 1988)

CONTINUED TO OCTOBER 6, 1988

VOTE: 7-0

9. 88.362C (Green)
4780 MISSION STREET, west side between Onondaga Avenue and Leo Street, Lots 35 and 36 in Assessor's Block 6956 - Request for authorization of Conditional Use to install two separate LARGE FAST-FOOD RESTAURANTS as defined by Section 790.90 of the City Planning Code and to establish a PARKING LOT as defined by Section 790.8 of the Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to establish two fast-food restaurants - a BURGER KING with approximately 3,600 square feet and a seating capacity for up to 148 persons and a ROLLING PIN donut shop with approximately 1,400 square feet and a seating capacity for up to 20 persons, both to be within the same building in separate ground floor spaces of a previously approved four (4) story mixed use building under construction on Lot 35. Furthermore, the proposal involves creating an 18-space off-street parking lot on Lot 36 with access from Onondaga Avenue and exit onto Mission Street. The proposed lot occupies approximately 5,922 square feet of Lot 36 and will be shared by customers of the two proposed restaurants and residential tenants of 4796 Mission Street.

6:00 - 6:50 P.M.

II.B.149 - III.A.065

Speakers: 1. Robert McCarthy - project sponsor's representative. 2. Carol Taylor - Neighbors of the Excelsior (con). 3. Teresa Chin (con). 4. Janice Parakilas (con). 5. Pat Locust - San Francisco

Item #88.362C (Cont)

Association of Residential Care Homes. 6. Julius Zamacona (con). 7. Tim Ennis (con). 8. Tanya Fontanezi (pro).

CONTINUED TO SEPTEMBER 29, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

10. 87.841C

(Green)

2438 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a three (3) story mixed use building with 1,320 square feet of ground floor commercial area, one (1) off-street parking space (at ground floor), approximately 1,370 square feet of commercial area on the second floor, and a single dwelling unit on the third floor on a lot approximately 2,500 square feet in size.

(Continued from Regular Meeting of August 25, 1988)

7:00 - 7:35 P.M.

III.A.157 - 600

Speakers: 1. Zalaman Baron - project sponsor. 2. Margaret Sigel - SPEAK (con). 3. Ken Wong (con). 4. Charles Thelan (con). 5. Mary Anne Miller (con).

CONTINUED TO OCTOBER 6, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

11. 84.308E

(Bauman)

897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Public hearing on Draft Supplemental Environmental Impact Report on the proposed construction of a 9-story building with 16 condominium units and parking for 20 cars.

7:35 - 7:55 P.M.

III.A.601 - III.B.053

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Dorothy Dana - Nob Hill Neighbors. 2. Clarita Chi-Chi Fazzari. 3. Jack Vetterlig - Nob Hill Association. 4. David Minkus - Stanford Court Hotel representative. 5. Teresa Chin.

PUBLIC HEARING CLOSED

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 7:55 TO 8:20 P.M.

4:00 P.M.

12. 88.316EZT

(Ghosh)

NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or

Item #88.316EZT (Cont)

more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. These proposed controls are also known as the "Neighborhood Conservation", dated June 30, 1988.

In addition to the controls described above, the Commission will also consider the following controls known as the "Proposed Neighborhood Conservation Interim Controls" dated August 25, 1988, which would regulate height, rear yard, design review, and notice in all residential districts within a height limit of 40 feet or less, excluding R-C (Residential-Commercial) districts by: (1) reducing the currently allowed building heights, and placing further height limitations on downsloping lots; (2) increasing rear yard requirements; (3) regulating the widths of garage doors and curb cuts; (4) prohibiting alterations in RH-2 districts which would result in an increase in dwelling unit density; (5) generally prohibiting a 12-foot rear yard obstruction; and (6) establishing new planning review, notice and application procedures. In addition, the controls would generally prohibit demolition of single and two-family residential buildings, except under certain circumstances, in RH-1 (House, One-Family), RH-1(D) (House, One-Family Detached Dwelling), RH-1(S) (House, One-Family and minor second unit), and RH-2 (House, Two-Family) districts. The Commission may make modifications to the proposed interim controls as currently proposed (dated August 25, 1988), including provisions from the Neighborhood Conservation Freeze Order Controls. These modifications may also involve increasing the required number of parking spaces. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street (4th Floor) and the Zoning and Information Counter (5th Floor).

(Continued from Regular Meeting of August 25, 1988)

8:20 P.M. - 12:10 A.M.

III.B.100 - V.A.378

The Commission took a recess from 10:40 to 11:00 p.m.

Items 12, 13, and 14 were heard together.

Speakers: 1. Edith McMillan. 2. Robert Pantell. 3. Carol Taylor - Neighbors of the Excelsior. 4. Harry Narlow - Sunset-West Portal Council. 5. Jerry Zagorites. 6. Charles Bolton - Concerned Bernal Citizens. 7. Jill Wynns for Kathy Angus - East Slope Design Review Board. 8. Evy Pine. 9. Maxine Nietz. 10. Douglas Comstock - PROUD (Panhandle Residents). 11. Michael Nurre - Richmond Residents Council. 12. Ron Leskinen. 13. Steve Atkinson. 14. Ann Beckett. 15. Joe O'Donoghue. 16. Carl Ernst. 17. John Woolley - Fairmount Improvement Association. 18. Roz Roseman. 19. Bill Wong. 20. Charles Flannery. 21. Mary Anne Miller. 22. Bob Milne. 23. Judith Earley. 24. Margaret Sigel. 25. Jake McGoldrick - San Francisco Housing and Tenants Council. 26. Frances McNamara - Lakeshore Acres Improvement Club. 27. Dinah Verby - Richmond Community Association.

Item #88.316EZT (Cont)

28. Terry Milne. 29. Betty Kilich. 30. Jerry Jasculla. 31. Henry Shapiro. 32. Hiroshi Fukuda. 33. Jane Springwater. 34. Gary Gee. 35. Alice Barkley. 36. Jim Ilnicki. 37. Chuck Lantz.

CONTINUED TO SEPTEMBER 22, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

13. 88.316EZT

(Ghosh)

INTERIM RECLASSIFICATION - Consideration of interim controls to reclassify to RH-2 (House, Two-Family) district for an interim period of eighteen months, portions of blocks currently zoned RH-3 (House, Three-Family), RM-1 (Mixed Residential, Low Density), and RM-2 (Mixed Residential, Moderate Density) districts that are predominantly single and two-family in character in: the area bounded by Lake Street, Forty-Eighth Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and Nineteenth Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street, Parnassus Avenue and Third Avenue. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, Zoning and Information Counter (5th Floor).

8:20 P.M. - 12:10 A.M.

III.B.100 - V.A.378

Items 12 - 14 were heard together. See Item 12 for speakers.

CONTINUED TO SEPTEMBER 22, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

14. 87.410ETZ

(Ghosh)

WITHDRAWAL OF INTERIM RICHMOND/SUNSET CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY AND MINOR SECOND UNIT), AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS. Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal district(s) to the east, and Sloat Boulevard and Lakeshore district(s) to the south and excluding certain P (Public Use) districts (including Golden Gate Park) and certain RH-1(D) (House, One-Family Detached Dwelling) districts and other zoning classifications to the south, east and north - Consideration of resolution to withdraw interim zoning controls for the RH-1, RH-1(S), and RH-2 zoning districts in the area described above.
(Continued from Regular Meeting of August 25, 1988)

8:20 P.M. - 12:10 A.M.

III.B.100 - V.A.378

Items 12 - 14 were heard together. See Item 12 for speakers.

CONTINUED TO SEPTEMBER 22, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

6:00 P.M.

15. 88.266D

(Nixon)

552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one

Item #88.266D (Cont)

dwelling unit to the existing two-story over garage single family structure in an RH-1 (House, One-Family) district within the Richmond/Sunset Special Use District.

(Continued from Regular Meeting of September 6, 1988)

CONTINUED TO OCTOBER 27, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

16. 88.375D (Berkowitz)
409 DELLBROOK AVENUE, west side between Lori Lane and Panorama Drive, Lot 3 in Assessor's Block 2788 - Request for Discretionary Review of Building Permit Application No. 8805656 for a VERTICAL EXTENSION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

12:10 - 1:15 A.M.

V.A.379 - V.B.263

The Commission unanimously passed a motion to take Discretionary Review.

Speakers: 1. Chris Lau - project sponsor. 2. Diana Lau - project sponsor. 3. Norman McRitchie (pro). 4. Bok Pon - American-Chinese Association (pro). 5. Emmanuel Jomish (pro). 6. Joe Wong (pro). 7. Joe O'Donoghue (pro). 8. Ray Fisher (con). 9. Patricia Siegfried (con).

CONTINUED TO OCTOBER 20, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

17. 88.396D (Berkowitz)
66 WAWONA STREET, west side between Taraval and Ulloa Streets, Lot 14 in Assessor's Block 2919-A - Request for Discretionary Review of Building Permit Application No. 8716767 for the ADDITION OF A STORY TO AN EXISTING SINGLE STORY OVER GARAGE HOUSE in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

1:15 - 2:15 A.M.

V.B.266 - VI.A.268

The Commission unanimously passed a motion to take Discretionary Review.

Speakers: 1. Gerard Svazlian - project sponsor. 2. Mary Lou Brown (pro). 3. Jack Lum (con). 4. Mary Lou Young (con). 5. Rose Lum (con). 6. Howard Strassner - Greater West Portal Neighborhood Association (con). 7. Gabriel Healy - project contractor. 8. Eugene Cryzinski (con). 9. Mrs. Svazlian.

CONTINUED TO OCTOBER 6, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

Adjourned: 2:15 A.M.

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9/19/88
Special

S U M M A R Y

OF THE
SAN FRANCISCO CITY PLANNING COMMISSION
SPECIAL MEETING
MONDAY
SEPTEMBER 19, 1988
VETERANS' BUILDING - WAR MEMORIAL
401 VAN NESS AVENUE, ROOM 206
5:00 P.M.

DOCUMENTS DEPT.

OCT 17 1988

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Hu, Karasick and Morales.

ABSENT: Commissioner Engmann.

5:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 5:30 P.M.

Staff in attendance: Robert Passmore - Zoning Administrator, Mike Berkowitz and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. REGULAR CALENDAR

- 1. 88.387D (Berkowitz)
3733 CLAY STREET, south side between Maple and Spruce Streets, Lot 42 in Assessor's Block 1012 - Request for Discretionary Review of Building Permit Application No. 8803642 for REMODEL OF LOWER LEVEL, ADDITION OF BATHROOMS AND BEDROOMS TO AN EXISTING BUILDING in an RH-1 (House, One-Family) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing

TO BE RECALENDARED FOR OCTOBER 6, 1988.

- 2. 88.450D (Berkowitz)
55 BRET HARTE TERRACE, southwest side between Leavenworth and Jones Streets, Lot 3D in Assessor's Block 44 - Request for Discretionary Review of Building Permit Application No. 8808056 for the INSTALLATION OF WINDOW, FLOOR AND KITCHEN REMODEL in an RH-3 (House, Three-Family) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing

5:30 - 6:10 P.M.

Speakers: 1. Myron Teterian - DR requestor. 2. James Lew - project sponsor. I.A.015 - 468

Item #88.450D (Cont)

The Commission unanimously passed a motion to take Discretionary Review.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS (i.e. 5' 6" height of window sill and clear or translucent glass), FINAL LANGUAGE ON SEPTEMBER 29, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

3. 88.120D

(Berkowitz)

600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Request for Discretionary Review of Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of September 1, 1988)

6:10 - 8:05 P.M.

I.A.469 - II.A.324

Items 3 and 4 were heard together.

Speakers: 1. Steve Camber - current property owner's representative. 2. Bartholomew Murphy - proposed purchaser/developer's representative. 3. Jon Twichell - Duncan-Newburg Neighborhood Association's representative (con). 4. Tony Pantaleoni - project architect. 5. Dr. Smoller - current property owner. 6. Eugene Dawydiak (con). 7. William Delia (con). 8. Nick Wong (con). 9. Ann Hedges (con). 10. Evelyn Martin (con). 11. Keith Eickman (con). 12. Frances Griffith Verender (con). 13. Janet Kennedy (con). 14. Michael Griffith (con). 15. Dale Milfay (con). 16. Mildred Beale (con). 17. Mike Arken (con). 18. Henry Shapiro. 19. Oscar Rivera (con). 20. Joe O'Donoghue - Residential Builders Association.

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON SEPTEMBER 29, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 8:05 TO 8:20 P.M.

4. 88.416Z

(Berkowitz)

600-620 DUNCAN STREET, northwest corner at Castro Street, Lots 10-12 in Assessor's Block 6589 - Consideration of request for reclassification of property from RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of September 1, 1988)

6:10 - 8:05 P.M.

I.A.469 - II.A.324

Items 3 and 4 were heard together. See Item 3 for speakers.

CONTINUED TO OCTOBER 20, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

5. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Regular Meeting of September 1, 1988)

8:25 - 9:30 P.M.

II.A.330 - II.B.523

Speakers: 1. Phil Copland - project architect. 2. Elena Myers (con). 3. Dennis Montalto (con). 4. Lee Woods - project sponsor's representative. 5. Ms. Skee (con). 6. Nick Millet (con). 7. James Vendetti (con). 8. Andrew Hearse (con). 9. Carolina Janay (con).

CONTINUED TO NOVEMBER 3, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BOLDRIDGE AND ENGMANN

6. 88.235D (Berkowitz)
2428 PACHECO STREET, north side between 28th and 29th Avenues, Lot 18 in Assessor's Block 2106 - Request for Discretionary Review of Building Permit Application No. 8801177 for the ADDITION OF BEDROOMS AND FAMILY ROOM TO A SINGLE STORY, SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

9:35 - 10:10 P.M.

II.B.340 - III.A.184

The Commission unanimously passed a motion to take Discretionary Review.

Speakers: 1. Mr. Geretsky. 2. Albert Mah - project sponsor. 3. Marcella Pryor (con). 4. Daniel Macintosh (con). 5. Gloria Kong (con).

CONTINUED TO OCTOBER 6, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS BOLDRIDGE AND ENGMANN

7. 88.256D (Berkowitz)
124 VASQUEZ AVENUE, west side between Hernandez Avenue and Pacheco Street, Lot 4 in Assessor's Block 2878 - Request for Discretionary Review of Building Permit Application No. 8718019 for the ADDITION OF STORY TO EXISTING SINGLE STORY HOUSE in an RH-1(D) (House, One-Family Detached Dwelling) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

8:20 - 8:25 P.M.

II.A.325 - 330

Speakers: 1. Tim Reiderman - DR requestor. 2. Jerome Klein - project sponsor's representative.

CONTINUED TO OCTOBER 20, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

8. 88.479D (Berkowitz)
234 BROAD STREET, north side between Capitol and Orizaba Avenues, Lot 12 in Assessor's Block 7106 - Request for Discretionary Review of Building Permit Application No. 8716464 for the DEMOLITION OF ONE FAMILY DWELLING in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

10:10 - 10:30 P.M.

III.A.190 - 403

Items 8 - 10 were heard together.

Speakers: 1. Rose Davey. 2. Arimeta Peral - project sponsor's representative. 3. Ann Shye.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS BOLDRIDGE AND ENGMANN

9. 88.479D (Berkowitz)
234 BROAD STREET, north side between Capitol and Orizaba Avenues, Lot 13 in Assessor's Block 7106 - Request for Discretionary Review of Building Permit Application No. 8716467 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

10:10 - 10:30 P.M.

III.A.190 - 403

Items 8 - 10 were heard together. See Item 8 for speakers.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS BOLDRIDGE AND ENGMANN

10. 88.479D (Berkowitz)
232 BROAD STREET, north side between Capitol and Orizaba Avenues, Lot 12 in Assessor's Block 7106 - Request for Discretionary Review of Building Permit Application No. 8716465 for the CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

10:10 - 10:30 P.M.

III.A.190 - 403

Items 8 - 10 were heard together. See Item 8 for speakers.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS BOLDRIDGE AND ENGMANN

Adjourned: 10:30 P.M.

≡ S U M M A R Y

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OCT 17 1988

SAN FRANCISCO
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OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 22, 1988
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Hu, Karasick and Morales.

ABSENT: Commissioner Engmann.

1:30 P.M.

EXECUTIVE SESSION

The purpose of the Executive Session is to confer with Legal Counsel regarding litigation -- Government Code Section 54956.9(a) regarding City and County of San Francisco vs. Continental Development Corporation -- San Mateo County Superior Court No. 306-225.

COMPLETED.

2:30 P.M.

A. DIRECTOR'S REPORT

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 2:35 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Thomas Casey, Alec Bash, Diane Oshima, Barbara Sahm, Amit Ghosh, Betsy Bateson and Lori Yamauchi - Administrative Secretary.

1. 88.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, 1555 LOMBARD STREET AND 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Review of final plans for new construction, exterior alterations and landscaping on a previously approved Certificate of Appropriateness and Discretionary Review of Building Permit Application Nos. 8800813, 8800815, and 8800816 as described in Motion Nos. 11429 and 11430.

CONTINUED TO SEPTEMBER 29, 1988
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

Speakers: 1. Adrian Barrow - Clifford Terrace. 2. Richard Bishop - 900 Green Street. 3. John Bardis - Five most important industries.

D. REGULAR CALENDAR

2. 84.559CQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and
Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request
for authorization of Conditional Use to operate a community garage
with a modification of conditions previously approved for a PLANNED
UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium
Density) district.
(Continued from Regular Meeting of September 8, 1988)

2:45 - 3:00 P.M.

I.A.123 - 293

Speakers: 1. Rick Dishnika - project sponsor. 2. Mary Jane
Staymates - Western Addition Neighborhood Association.

CONTINUED TO OCTOBER 13, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

3. 88.514C (Marsh)
1071 PAGE STREET, south side between Broderick and Divisadero
Streets, Lot 27 in Assessor's Block 1237 - Request for authorization
of Conditional Use to permit a Bed and Breakfast Inn of four (4)
rooms within an RM-1 (Mixed Residential, Low Density) district and a
40-X Height and Bulk District.

CONTINUED TO OCTOBER 6, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

4. 88.449D (Casey)
190 - 9th STREET, northwest corner of Howard and 9th Streets, Lots 8A
in Assessor's Block 3509 - Request for Discretionary Review of
Building Permit Application No. 8807552 proposing construction of a
Roof-top Parabolic Dish in a C-3-S (Downtown Support) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

3:10 - 3:15 P.M.

I.A.380 - 430

No public testimony received.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

5. 88.207D (Casey)
1948 GREEN STREET, north side between Buchanan and Laguna Streets,
Lots 43, 44, and 45 in Assessor's Block 542 - Request for
Discretionary Review of Building Permit Application No. 8803256 to
construct a television receiving antenna on the roof of the subject
property located in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

3:15 - 3:25 P.M.

I.A.381 - 582

Speaker: Kamini Gupta (pro).

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

6. 88.409C (Casey)
612 - 39TH AVENUE, east side between Anza and Balboa Streets, Lot 27 in Assessor's Block 1581 - Request for authorization of Conditional Use to expand a Residential Care Home from six residents with six rooms to 11 residents with 11 rooms in an RH-2 (House, Two-Family) district.

3:25 - 3:35 P.M.

I.A.583 - 768

Speakers: 1. Ida Kim - project sponsor. 2. Kamini Gupta (pro). 3. Louida Persiko (pro).

APPROVED WITH CONDITIONS, MOTION #11465

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

7. 88.439DV (Casey)
2522 OCTAVIA STREET, southeast corner of Octavia and Vallejo Streets, Lot 18 in Assessor's Block 568 - Request for Discretionary Review of Building Permit Application No. 8808761 to reduce the number of dwelling units from eight to six by combining four existing units into two on the subject property located in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

3:35 - 3:45 P.M.

I.A.773 - I.B.061

Speaker: Dirk Flamer - project sponsor.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 3:45 TO 5:00 P.M.

5:00 P.M.

8. 86.505E (Oshima)
MISSION BAY, the area bounded by Townsend, China Basin, Mariposa and Seventh Streets - Public hearing on the Draft Environmental Impact Report for a proposed mixed-use development of office, retail, housing, industrial and open space with many transportation improvements, requiring amendments to the San Francisco Master Plan, Zoning Map and City Planning Code. Two public hearings on the Draft Environmental Impact Report and other matters have been scheduled. The second hearing is scheduled for October 6, 1988. Copies of the Draft EIR are available for public review and comment at the Department of City Planning, 450 McAllister Street.
(NOTE: This public hearing will be limited to 2 hours in length.)

5:05 - 6:25 P.M.

I.B.173 - II.A.328

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Prince. 2. John Wilson. 3. Rebecca Ford - Potrero Boosters and Merchants Association Waterfront Committee. 4. Babette Drefke. 5. Jim Firth - Potrero League of Active Neighbors. 6. Ellen

Item #86.505E (Cont)

Kernaghan. 7. Richard Moss. 8. Gene Dymek. 9. Calvin Welch. 10. John Bardis.

CONTINUED TO OCTOBER 6, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

7:00 P.M.

9. (Ghosh)
Informational presentation of a report on the comparison of the San Francisco Neighborhood Conservation Interim Controls with zoning provisions currently in the City Planning Code. This report was prepared for the Department by students of California Polytechnic State University participating in the "Learn by Doing" program.

7:15 - 7:25 P.M.

II.A.342 - 420

Presentation given by Sandy Miller, professor of architecture at California Polytechnic State University.

NO ACTION REQUIRED.

NOTE: Items 10-13 will be heard together. The hearing will be limited to 2 hours in length.

10. 88.316E (Deutsch)
REVISED NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Appeal of Preliminary Negative Declaration of interim controls for 18 months (two years maximum) to restrict demolitions of residential buildings in RH-1, RH-1(D), RH-1(S), and RH-2 districts, and to regulate height, rear yard area, and design of new construction and alterations of existing buildings in residentially-zoned areas of San Francisco within a height district of 40 feet or less. Existing single family homes in affected RH-2 districts would be prohibited from adding a dwelling unit. New public notification and processing procedures would be established. In the Richmond/Sunset districts only, blocks in zoning districts other than RH-1 and RH-2 in which 50% or more of the structures contain one or two units would be reclassified to RH-2 on an interim basis.

7:25 - 7:40 P.M.

II.A.422 - 696

Speaker: Joe O'Donoghue - Residential Builders Association.

PUBLIC HEARING CLOSED AND CONTINUED TO

SEPTEMBER 29, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

11. 88.316EZT (Ghosh)
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed

Item #88.316EZT (Cont)

controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. These proposed controls are also known as the "Neighborhood Conservation", dated June 30, 1988.

In addition to the controls described above, the Commission will also consider the following controls known as the "Proposed Neighborhood Conservation Interim Controls" dated August 25, 1988, which would regulate height, rear yard, design review, and notice in all residential districts within a height limit of 40 feet or less, excluding R-C (Residential-Commercial) districts by: (1) reducing the currently allowed building heights, and placing further height limitations on downsloping lots; (2) increasing rear yard requirements; (3) regulating the widths of garage doors and curb cuts; (4) prohibiting alterations in RH-2 districts which would result in an increase in dwelling unit density; (5) generally prohibiting a 12-foot rear yard obstruction; and (6) establishing new planning review, notice and application procedures. In addition, the controls would generally prohibit demolition of single and two-family residential buildings, except under certain circumstances, in RH-1 (House, One-Family), RH-1(D) (House, One-Family Detached Dwelling), RH-1(S) (House, One-Family and minor second unit), and RH-2 (House, Two-Family) districts. The Commission may make modifications to the proposed interim controls as currently proposed (dated August 25, 1988), including provisions from the Neighborhood Conservation Freeze Order Controls. These modifications may also involve increasing the required number of parking spaces. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street (4th Floor) and the Zoning and Information Counter (5th Floor).

(Continued from Regular Meeting of September 15, 1988)

7:40 - 10:25 P.M.

II.A.698 - III.B.358

Items 11 - 13 were heard together.

Speakers: 1. Edith McMillan. 2. Jerry Jasculla. 3. Dorothy McDougall - Parkside District Improvement Club. 4. John Goldman. 5. Jerry Klein. 6. Jane Springwater. 7. Carol Taylor - Neighbors of the Excelsior. 8. Helen Barkley - Greater West Portal Neighborhood Association. 9. Dinah Verby - Richmond Community Association. 10. Bok Pon - American-Chinese Association. 11. Mary Anne Miller - SPEAK. 12. Frances McNamara - Lakeshore Acres Improvement Club. 13. Joe O'Donoghue - Residential Builders Association. 14. Wayne Rieke. 15. Ellen Kernaghan. 16. Terry Milne - Bernal Heights East Slope Design Review Board. 17. Christine Morhopoulos. 18. Rose Tai. 19. John Bardis - Inner Sunset Action Committee. 20. Archie Occipinti.

CONTINUED TO SEPTEMBER 29, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

12. 88.316EZT (Ghosh)
INTERIM RECLASSIFICATION - Consideration of interim controls to reclassify to RH-2 (House, Two-Family) district for an interim period of eighteen months, portions of blocks currently zoned RH-3 (House, Three-Family), RM-1 (Mixed Residential, Low Density), and RM-2 (Mixed Residential, Moderate Density) districts that are predominantly single and two-family in character in: the area bounded by Lake Street, Forty-Eighth Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and Nineteenth Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street, Parnassus Avenue and Third Avenue. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, Zoning and Information Counter (5th Floor).
(Continued from Regular Meeting of September 15, 1988)

7:40 - 10:25 P.M.

II.A.698 - III.B.358

Items 11 - 13 were heard together. See Item 11 for speakers.

CONTINUED TO SEPTEMBER 29, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

13. 87.410ETZ (Ghosh)
WITHDRAWAL OF INTERIM RICHMOND/SUNSET CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY AND MINOR SECOND UNIT), AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS. Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal district(s) to the east, and Sloat Boulevard and Lakeshore district(s) to the south and excluding certain P (Public Use) districts (including Golden Gate Park) and certain RH-1(D) (House, One-Family Detached Dwelling) districts and other zoning classifications to the south, east and north - Consideration of resolution to withdraw interim zoning controls for the RH-1, RH-1(S), and RH-2 zoning districts in the area described above.
(Continued from Regular Meeting of September 15, 1988)

7:40 - 10:25 P.M.

II.A.698 - III.B.358

Items 11 - 13 were heard together. See Item 11 for speakers.

CONTINUED TO SEPTEMBER 29, 1988

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND ENGMANN

Adjourned: 10:25 P.M.

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9/29/88

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 29, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 26 1988

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Martha Kessler, Barbara Sahm, Jonathan Malone, Mary Gallagher, Gerald Green, Susana Montana, Amit Ghosh and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Kessler)
Consideration of Resolution to extend the current Professional Services Contract to November 30, 1988 with the University of California at Berkeley, Center for Environmental Design Research.

1:53 - 1:55 P.M.

I.A.007 - 015

No public testimony received.

APPROVED, RESOLUTION #11466

VOTE: 7-0

2. 88.538EAVD (Marsh)
BLACKSTONE COURT HISTORIC DISTRICT, 1555 LOMBARD STREET AND 30 AND 30-1/2 BLACKSTONE COURT, Lots 3 and 3H in Assessor's Block 504 - Review of final plans for new construction, exterior alterations and landscaping on a previously approved Certificate of Appropriateness and Discretionary Review of Building Permit Application Nos. 8800813, 8800815, and 8800816 as described in Motion Nos. 11429 and 11430.
(Continued from Regular Meeting of September 22, 1988)

2:20 - 2:35 P.M.

I.A.304 - 507

Speakers: 1. Alice Barkley - project sponsor's representative. 2. Katherine Herman - project landscape architect. 3. Jeremy Kotas - project architect. 4. Sue Hestor - Blackstone Court Association's representative.

PASSED MOTION TO ACCEPT FINAL PLANS AS RECOMMENDED BY THE LANDMARKS PRESERVATION ADVISORY BOARD (I.E. WITHOUT FENCE)

VOTE: 5-2

VOTING NO: COMMISSIONERS BIERMAN AND HU

The Commission is awaiting response from the City Attorney regarding alleged procedural deficiencies and Brown Act violations by the Landmarks Preservation Advisory Board.

- 2a. 86.505E (Oshima)
MISSION BAY DRAFT ENVIRONMENTAL IMPACT REPORT - Staff recommendations on structuring of future public hearings on the Draft Environmental Impact Report. Two additional hearings are scheduled for October 6 and October 27, 1988.

2:05 - 2:18 P.M.

I.A.115 - 268

Speaker: Sue Hestor.

After discussion, the Commission instructed the Department to structure the Draft Environmental Impact Report hearings into three groups: October 6 - Mission Bay Clearinghouse, architectural resources, urban design, cultural resources; October 27 - transportation, air quality, noise, energy, hydrology and water quality, community services, vegetation and wild life, hazardous wastes, geology and seismicity; and November 10 - housing and population, employment, land use and business activity, and growth inducement.

I.A.017 - 114, I.A.270 - 303

Mr. Passmore reported that a permit to demolish a gas station at Stanyan and Fell Streets had been filed. In the past, the Commission had an informal policy of asking that such permits for Code conforming service stations be brought to them under discretionary review, and that permits for demolishing nonconforming service stations in the residential areas be reported to them for possible discretionary review. The Commission will continue with this policy, and declined to take Discretionary Review on this application.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

D. ITEMS TO BE CONTINUED

3. 87.601E/87.687E (Roos)
1045 MASON STREET AND 1130 SACRAMENTO STREET, west side between Malvina Place and Ewer Place, Lots 2, 4, and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall, seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires Conditional Use authorization and a Variance.
(Proposed for continuation to October 13, 1988)

CONTINUED TO OCTOBER 13, 1988

VOTE: 7-0

4. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height and to exceed the amount of parking permitted as an accessory use in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 31 dwelling units reserved for elderly occupants and 32 parking spaces.
(Proposed for continuation to October 13, 1988)

CONTINUED TO OCTOBER 13, 1988

VOTE: 7-0

5. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing seven dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project.
(Proposed for continuation to October 13, 1988)

CONTINUED TO OCTOBER 13, 1988

VOTE: 7-0

6. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for Rear Yard Variance to construct a seven-story, 65-foot high building in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District which would extend 11 feet into the required rear yard, leaving an open rear yard 5 feet deep. The Planning Code requires a rear yard of 16 feet. The Zoning Administrator will hold a combined hearing with the City Planning Commission on this project.
(Proposed for continuation to October 13, 1988)

CONTINUED TO OCTOBER 13, 1988

VOTE: 7-0

7. 88.354EZT (Montana)
SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and Zoning Map of the City Planning Code to establish zoning controls with a Sunset Clause limiting the controls to a twelve-month period, which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan - Proposal for Adoption, June 1988" as guidelines for future development of the South of Market area.

Item #88.354EZT (Cont)

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-D, 80-K, 85-X, 40-X/85-B, 130-E or OS; would affect properties lying within RH, RM, RC, C, and M districts throughout the city regarding live/work units, and would impose rules for uses and structures in these areas, and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

(Public Hearing Closed and Continued from Regular Meeting of September 8, 1988)

(Proposed for continuation to October 20, 1988)

CONTINUED TO OCTOBER 20, 1988

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 88.450D (Berkowitz)
55 BRET HARTE TERRACE, southwest side between Leavenworth and Jones Streets, Lot 3D in Assessor's Block 44 - Consideration of final language to APPROVE Building Permit Application No. 8808056 for the INSTALLATION OF WINDOW, FLOOR AND KITCHEN REMODEL in an RH-3 (House, Three-Family) district.
(Public Hearing Closed and Continued from Special Meeting of September 19, 1988)

The Commission unanimously passed a motion to allow Commissioners Engmann and Johnson to abstain.

APPROVED WITH CONDITIONS, MOTION #11467

VOTE: 5-0

ABSTAINED: COMMISSIONERS ENGMANN AND JOHNSON

9. 88.120D (Berkowitz)
600-620 DUNCAN STREET, north side between Castro and Diamond Streets, Lot 11 in Assessor's Block 6589 - Consideration of final language to DISAPPROVE Building Permit Application Nos. 8710588, 8710589, and 8710590 for the CONSTRUCTION OF THREE, TWO-UNIT RESIDENTIAL BUILDINGS in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Special Meeting of September 19, 1988)

The Commission unanimously passed a motion to allow Commissioners Engmann and Johnson to abstain.

DISAPPROVED, MOTION #11468

VOTE: 5-0

ABSTAINED: COMMISSIONERS ENGMANN AND JOHNSON

F. CONSENT CALENDAR

10. 88.541C (Green)
4136 - 24TH STREET, north side between Castro and Diamond Streets, Lot 10 in Assessor's Block 2831 - Request for authorization of Conditional Use to alter and intensify an existing FULL SERVICE RESTAURANT as per Section 790.92 of the City Planning Code within the 24th Street-Noe Valley Neighborhood Commercial District. The proposal is to remodel the interior of the existing restaurant by increasing the floor area by approximately 96 square feet, adding a bar and handicapped restrooms. The project also includes enclosing the front deck area with a new concrete and glass wall (screen) and glass roof. The restaurant will have seating (both interior and exterior) for up to 85 persons with a total floor area of approximately 1,950 square feet (including deck dining area). This application has been placed on the CONSENT CALENDAR with a recommendation for approval. The proposed Conditions of Approval are available for inspection at the Department of City Planning.

2:44 - 2:45 P.M.

I.A.603 - 641

APPROVED WITH CONDITIONS, MOTION #11469

VOTE: 7-0

G. REGULAR CALENDAR

11. 88.496C (Gallagher)
1480 FULTON STREET, north side between Broderick and Baker Streets, Lot 13 in Assessor's Block 1178 - Request for authorization of Conditional Use under Sections 186 and 710.44 to establish a bakery/cafe defined as a small self-service restaurant under Section 790.91 in an existing limited commercial nonconforming use within an RM-1 (Mixed Residential, Low Density) district.

2:47 - 2:48 P.M.

I.A.648 - 695

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11470

VOTE: 7-0

12. 88.362C (Green)
4780 MISSION STREET, west side between Onondaga Avenue and Leo Street, Lots 35 and 36 in Assessor's Block 6956 - Request for authorization of Conditional Use to install two separate LARGE FAST-FOOD RESTAURANTS as defined by Section 790.90 of the City Planning Code and to establish a PARKING LOT as defined by Section 790.8 of the Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to establish two fast-food restaurants - a BURGER KING with approximately 3,600 square feet and a seating capacity for up to 148 persons and a ROLLING PIN donut shop with approximately 1,400 square feet and a seating capacity for up to 20 persons, both to be within the same building in separate ground floor spaces of a previously approved four (4) story mixed use building under construction on Lot 35. Furthermore, the proposal involves creating an 18-space off-street parking lot on Lot 36 with

Item #88.362C (Cont)

access from Onondaga Avenue and exit onto Mission Street. The proposed lot occupies approximately 5,922 square feet of Lot 36 and will be shared by customers of the two proposed restaurants and residential tenants of 4796 Mission Street.
(Continued from Regular Meeting of September 15, 1988)

2:48 - 4:35 P.M.

I.A.696 - II.A.161

Speakers: 1. Carol Taylor - Neighbors of the Excelsior (con). 2. Robert McCarthy - project sponsor's representative. 3. Julius Zamacona (con). 4. Tim Ennis (con). 5. Anthony Romano (con). 6. Mary Aird (con).

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS (RE: FOOD DISCOUNTS FOR PROJECT'S RESIDENTS AND SENIORS, PREFERENTIAL HIRING, COMMON SPACE FOR NEIGHBORING TENANTS, 18-SPACE PARKING AT 4798 MISSION STREET, RESERVED PARKING AT \$40/MONTH for PROJECT'S RESIDENTS, FINAL LANGUAGE ON OCTOBER 6, 1988

VOTE: 7-0

13. 88.540CV

(Green)

3739-3745 BUCHANAN STREET, between Beach and North Point Streets, Lot 3 in Assessor's Block 445-A - Request for authorization of Conditional Use to construct a new three-story, mixed-use building without the required off-street parking within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a three-story building with one (1) dwelling unit on the third floor without the required residential parking on the site. The new building will include 2,500 square feet of ground floor commercial area on a lot with a total area of 2,500 square feet.

4:35 - 5:40 P.M.

II.A.163 - II.B.198

Items 13 and 14 were heard together.

Speakers: 1. James Rubin - project sponsor. 2. Jeremiah Pick (pro). 3. Beata France (pro). 4. Paul Evans (con). 5. Virginia Fusco - Marina Civic Improvement and Property Owners Association (con). 6. Ernest Friez (con). 7. Fran Winter (con).

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON OCTOBER 6, 1988

VOTE: 7-0

14. 88.540CV

(Green)

3739-3745 BUCHANAN STREET, between Beach and North Point Streets, Lot 3 in Assessor's Block 445-A - Request for Rear Yard Variance to construct a three-story mixed use building as described above with a 15 foot 6 inch rear yard at the second story, and to expand the second story of the existing two-story building on Lot 2 resulting in no rear yard at the second story. The City Planning Code requires an open unobstructed rear yard of 25% of the lot depth at the second story and above, and at all residential levels.

4:35 - 5:40 P.M.

II.A.163 - II.B.198

Items 13 and 14 were heard together. See Item 13 for speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

15. 88.354Ezt (Montana)
AMENDMENTS TO SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of RESOLUTION OF INTENT TO HOLD A PUBLIC HEARING on October 20, 1988 to consider text and zoning map amendments to the duly advertised proposed amendments to the City Planning Code contained in the document published by the Department of City Planning in July 1988 entitled "South of Market Zoning Controls with 12-Month Sunset Clause". The amendments to the July 1988 document would: (1) remove a Nighttime Entertainment District from the proposed zoning controls; (2) would allow nighttime entertainment use as a conditional use in the proposed SLI and SSO Districts; (3) permit group housing and dwelling units as a conditional use in the SSO District; (4) permit group housing and low-income housing as a conditional use in the SLI District; (5) enlarge and reconfigure the SSO District boundaries so that some properties are removed from the district; (6) remove office use as a permitted use in the SPD District; (7) prohibit the conversion of group housing or dwelling units to live/work use within the South of Market Base District; (8) include sign controls for the RED District; (9) remove provisions requiring removal of nonconforming signs; (10) provide additional zoning measures for preservation of architecturally or historically significant buildings; (11) remove references to city-wide live/work zoning regulations; (12) permit heavy industry as a permitted use in the SLI District, and (13) allow residential densities in projects over 40 feet in height within the RSD District to be determined as part of the required conditional use process. In addition, the Commission may consider adopting an amendment which would allow South of Market buildings containing nonconforming office space to convert to service/light industrial use with the ability to revert back to office use without losing its nonconforming use status.

5:40 - 6:20 P.M.

II.B.206 - 714

Items 15 and 16 were heard together.

Speakers: 1. Ira Curlander - San Francisco Tomorrow. 2. Eileen Dick. 3. Sue Hestor - San Franciscans for Representative Government. 4. Robert Meyers - Committee for a Better South of Market. 5. Steve Vettel.

The Commission unanimously passed a motion to initiate an amendment to Section 182(g) concerning nonconforming office uses that convert to non-office use and revert to office use.

The Commission unanimously passed a motion to initiate an amendment to delete Section 181(g) concerning legalizing illegal uses.

APPROVED AS AMENDED, RESOLUTION #11472

VOTE: 6-1

VOTING NO: COMMISSIONER MORALES

16. 88.354EZT (Montana)
SOUTH OF MARKET AREA DISCRETIONARY REVIEW POLICY, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of a Resolution to establish a policy to take Discretionary Review for any building permit application for new construction, alteration or change of use for property lying within the proposed South of Market Base District which does not conform to the zoning standards presented in the Department of City Planning document entitled "South of Market Zoning Controls - Proposal for Adoption with a 12-Month Sunset Clause", September 1988.

5:55 - 6:30 P.M.

II.B.206 - III.A.018

Items 15 and 16 were heard together. See Item 15 for speakers.

Two alternative policies of Discretionary Review were presented to the Commission.

APPROVED POLICY OF DISCRETIONARY REVIEW FOR ALL PROJECTS WHICH DO NOT CONFORM TO THE PROPOSED TWELVE-MONTH ZONING CONTROLS AND FOR EXPANSION, CHANGE OF USE AND NEW CONSTRUCTION OF OFFICE PROJECTS IN THE SOUTH OF MARKET, RESOLUTION #11473

VOTE: 7-0

4:00 P.M.

17. 88.316E (Deutsch)
REVISED NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Appeal of Preliminary Negative Declaration of interim controls for 18 months (two years maximum) to restrict demolitions of residential buildings in RH-1, RH-1(D), RH-1(S), and RH-2 districts, and to regulate height, rear yard area, and design of new construction and alterations of existing buildings in residentially-zoned areas of San Francisco within a height district of 40 feet or less. Existing single family homes in affected RH-2 districts would be prohibited from adding a dwelling unit. New public notification and processing procedures would be established. In the Richmond/Sunset districts only, blocks in zoning districts other than RH-1 and RH-2 in which 50% or more of the structures contain one or two units would be reclassified to RH-2 on an interim basis.
(Public Hearing Closed and Continued from Regular Meeting of September 22, 1988)

6:45 - 6:46 P.M.

III.A.021 - 052

DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11474

VOTE: 6-0

ABSENT: COMMISSIONER JOHNSON

NOTE: Items 18-20 will be heard together. The hearing will be limited to 2 hours in length.

18. 88.316E2T

(Ghosh)

NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Interim Zoning Controls to amend the text of the City Planning Code by adding Article 5 to regulate demolition and alterations of single family and two-family residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts and in those portions of other residential districts within height districts of 40 feet or less in which 50% or more of the residential buildings are single and two-family residential buildings. For the area described above, the proposed controls would: (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce currently allowed building heights and increase rear yard requirements; and (3) establish new planning review and application procedures. These proposed controls are also known as the "Neighborhood Conservation", dated June 30, 1988.

In addition to the controls described above, the Commission will also consider the following controls known as the "Proposed Neighborhood Conservation Interim Controls" dated August 25, 1988, which would regulate height, rear yard, design review, and notice in all residential districts within a height limit of 40 feet or less, excluding R-C (Residential-Commercial) districts by: (1) reducing the currently allowed building heights, and placing further height limitations on downsloping lots; (2) increasing rear yard requirements; (3) regulating the widths of garage doors and curb cuts; (4) prohibiting alterations in RH-2 districts which would result in an increase in dwelling unit density; (5) generally prohibiting a 12-foot rear yard obstruction; and (6) establishing new planning review, notice and application procedures. In addition, the controls would generally prohibit demolition of single and two-family residential buildings, except under certain circumstances, in RH-1 (House, One-Family), RH-1(D) (House, One-Family Detached Dwelling), RH-1(S) (House, One-Family and minor second unit), and RH-2 (House, Two-Family) districts. The Commission may make modifications to the proposed interim controls as currently proposed (dated August 25, 1988), including provisions from the Neighborhood Conservation Freeze Order Controls. These modifications may also involve increasing the required number of parking spaces. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street (4th Floor) and the Zoning and Information Counter (5th Floor).

(Continued from Regular Meeting of September 22, 1988)

6:46 - 9:05 P.M.

III.A.053 - IV.A.315

Items 18 - 20a were heard together.

Speakers: 1. Edith McMillan. 2. Mary Anne Miller - SPEAK. 3. Carl Ernst. 4. Bob Warner. 5. Lois Scott. 6. Henry Shapiro. 7. Archie Occipinti. 8. Jerry Zagorites. 9. Charles McGuire. 10. Vivian Wong - American-Chinese Association. 11. Joseph Braverman. 12. Frances McNamara - Lakeshore Acres Improvement Club. 13. Mary Cotter. 14. Eileen Leung. 15. Bruce Baumann. 16. Carol Taylor. 17. Joe O'Donoghue. 18. Rush Sturges. 19. Faye Chu. 20. Terry Milne. 21. Hiroshi Fukuda. 22. Jake McGoldrick - San Francisco Housing and Tenants Council.

Item #88.316EZT (Cont)

The Commission unanimously passed a motion to amend the controls to require design review of all Tier 1 projects.

The Commission unanimously passed a motion to amend the controls requiring pre-application posting of property on Tier 1 projects.

APPROVED AS AMENDED, RESOLUTION #11475

VOTE: 6-0

ABSENT: COMMISSIONER JOHNSON

The Commission unanimously passed a motion instructing staff to prepare amendment to limit the demolition exemption of one-for-one replacement to single family dwellings.

The Commission unanimously passed a motion instructing staff to prepare amendment to exempt noncomplying structures located in the required rear yard from the controls.

19. 88.316EZT

(Ghosh)

INTERIM RECLASSIFICATION - Consideration of interim controls to reclassify to RH-2 (House, Two-Family) district for an interim period of eighteen months, portions of blocks currently zoned RH-3 (House, Three-Family), RM-1 (Mixed Residential, Low Density), and RM-2 (Mixed Residential, Moderate Density) districts that are predominantly single and two-family in character in: the area bounded by Lake Street, Forty-Eighth Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and Nineteenth Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street, Parnassus Avenue and Third Avenue. Copies of the draft interim controls are available at the Department of City Planning, 450 McAllister Street, Zoning and Information Counter (5th Floor).

(Continued from Regular Meeting of September 22, 1988)

6:50 - 9:05 P.M.

III.A.053 - IV.A.315

Items 18 - 20a were heard together. See Item 18 for speakers.

APPROVED, RESOLUTION #11476

VOTE: 6-0

ABSENT: COMMISSIONER JOHNSON

20. 87.410ETZ

(Ghosh)

WITHDRAWAL OF INTERIM RICHMOND/SUNSET CONTROLS IN RH-1 (HOUSE, ONE-FAMILY), RH-1(S) (HOUSE, ONE-FAMILY AND MINOR SECOND UNIT), AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS. Area generally bounded by the Great Highway to the west, Lincoln Park and the Presidio to the north, Arguello Boulevard, Stanyan Street, Mt. Sutro, and Forest Hill/West Portal district(s) to the east, and Sloat Boulevard and Lakeshore district(s) to the south and excluding certain P (Public Use) districts (including Golden Gate Park) and certain RH-1(D) (House, One-Family Detached Dwelling) districts and other zoning classifications to the south, east and north - Consideration of resolution to withdraw interim zoning controls for the RH-1, RH-1(S), and RH-2 zoning districts in the area described above.

(Continued from Regular Meeting of September 22, 1988)

6:50 - 9:05 P.M.

III.A.053 - IV.A.315

Items 18 - 20a were heard together. See Item 18 for speakers.

APPROVED, RESOLUTION #11477

VOTE: 6-0

ABSENT: COMMISSIONER JOHNSON

20a. 88.316EZT

(Ghosh)

Consideration of Resolution on other issues related to the Neighborhood Conservation ordinance including affordability, tenant provisions, Building Code requirements and enforcement and penalties.

6:50 - 9:05 P.M.

III.A.053 - IV.A.315

Items 18 - 20a were heard together. See Item 18 for speakers.

CONTINUED TO OCTOBER 27, 1988.

THE COMMISSION TOOK A RECESS FROM 9:05 TO 9:15 P.M.

6:30 P.M.

21. 86.674E

(Bauman)

UNDERWATER WORLD AT PIER 39, north side of The Embarcadero, between Stockton Street and Grant Avenue, Assessor's Block 9900 - Public hearing on the Draft Environmental Impact Report for the proposed construction of a 44,700 square foot aquarium as part of an existing retail/restaurant complex. Conditional Use authorization would be required.

9:15 - 11:20 P.M.

IV.A.320 - V.A.140

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Ken Geiser. 2. Roy Mollard. 3. Bob Pickard. 4. John McCosker - Steinhart Aquarium. 5. Selina Bendix. 6. John Holtzclaw. 7. Stewart Morton. 8. Peter Brown. 9. Frank Alioto. 10. Nunzio Alioto. 11. Joseph Alioto. 12. M. K. Veloz. 13. Rod Freebairn-Smith. 14. Marsha Garland. 15. Ed Pastora. 16. Christopher Martin. 17. Nan Roth. 18. Peter Martin. 19. Sue Hestor. 20. John Sanger - project sponsor's representative. 21. Roberta Mundie. 22. Hans Korve.

The Commission unanimously passed a motion to extend the written comment period to October 7, 1988.

PUBLIC HEARING CLOSED

VOTE: 5-0

ABSENT: COMMISSIONERS ENGMANN AND JOHNSON

Adjourned: 11:20 P.M.

CPC 320

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0/6/88

S U M M A R Y
OF THE
- SAN FRANCISCO
= CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
= OCTOBER 6, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Amit Ghosh, Betsy Bateson, Angelica Chiong, Mary Gallagher, Vincent Marsh, Michael Berkowitz, Jim Miller, Alec Bash, Barbara Sahm, Diane Oshima and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

Mr. Macris reported on the status of the Northern Waterfront planning process, which involves the Department of City Planning, the Redevelopment Agency, Port of San Francisco, Coastal Conservancy and the Bay Conservation and Development Commission. A Citizen's Advisory Committee with subcommittees is working with the various agencies. A consulting team has been selected to work with the Department. The draft plan, prepared by the Department, is anticipated by February 1, 1989.

1. 88.316Ezt (Ghosh)
Resolution of intent to initiate amendments to the Neighborhood Conservation Interim Controls which would: (1) limit to single family residential buildings exemption from the demolition controls on buildings that would be replaced by buildings with the same number of units, and (2) exempt non-complying structures located in required rear yards from the controls.

No public testimony received.
APPROVED, RESOLUTION # 11478

I.A. 106 - 170
VOTE: 7-0

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

- 2:20 - 3:00 P.M. I.A. 339 - 792
Speakers: 1. Sue Hestor - Pier 39 Aquarium. 2. Adrian Barrow - 139 Clifford Terrace. 3. Mary Anne Miller - (SPEAK) - Neighborhood Conservation Interim Controls. 4. John Bardis - (Inner Sunset Action Committee) - Five Major Industries in San Francisco. 5. Edith McMillan - Neighborhood Conservation Interim Controls. 6. Virginia Fusco. 7. Margaret Sigel - Neighborhood Conservation Interim Controls. 8. Joe O'Donoghue - Data on Sales of RH-2-Zoned properties in 1986 and 1987.

D. ITEMS TO BE CONTINUED

2. 88.497C (Green)
3079 - 16TH STREET, southwest corner of Rondel Place, Lot 51 in Assessor's Block 3569 - Request for authorization of Conditional Use to extend the hours of operation for an existing BAR WITH PLACE OF ENTERTAINMENT AND DANCE HALL services within the Valencia Street Neighborhood Commercial District. The proposal is to operate without alcohol sales from 2:00 a.m. until 6:00 a.m. (Cabaret Permit) without any physical alteration to the existing premises with approximately 1,512 square feet of floor area.
(Proposed for continuation to October 20, 1988)

CONTINUED TO OCTOBER 20, 1988

VOTE: 7-0

3. 88.510C (Green)
6099 GEARY BOULEVARD, southeast corner of 25th Avenue, Lots 35 and 36 in Assessor's Block 1520 - Request for authorization of Conditional Use to establish an AUTOMOBILE SALES COMMERCIAL ACTIVITY as defined by Section 790.12 of the City Planning Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to install a used car sales lot with an office approximately 100 square feet in size on the existing vacant lots approximately 5,800 square feet in size.
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 88.540CV (Green)
3739-3745 BUCHANAN STREET, between Beach and North Point Streets, Lot 3 in Assessor's Block 445-A - Consideration of final language to APPROVE the authorization of Conditional Use to construct a new three-story, mixed use building without the required off-street parking within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a three-story building with one (1) dwelling unit on the third floor without the required residential parking on the site. The new building will include 2,500 square feet of ground floor commercial area on a lot with a total area of 2,500 square feet. The proposal includes to seek and justify a variance to reduce the required rear yard by 9 feet 6 inches.
(Public Hearing Closed and Continued from Regular Meeting of September 29, 1988)

APPROVED WITH CONDITIONS, MOTION # 11479

VOTE: 7-0

F. REGULAR CALENDAR

5. 87.841C (Green)
2438 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 in Assessor's Block 2363 - Request for authorization of Conditional Use to demolish an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to replace the existing single family home with a three (3) story mixed use building with 1,320 square feet of ground floor commercial area, one (1) off-street parking space (at ground floor), approximately 1,370 square feet of commercial area on the second floor, and a single dwelling unit on the third floor on a lot approximately 2,500 square feet in size.
(Continued from Regular Meeting of September 15, 1988)

3:04 - 3:15 P.M.

I.B. 122 - 250

Speakers: 1. Zalaman Baron - project sponsor. 2. Margaret Sigel -
SPEAK.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON OCTOBER 13,
1988

VOTE: 7-0

6. 88.466C (Gallagher)
527-529 VALENCIA STREET, east side between 16th and 17th Streets, Lot 45 in Assessor's Block 3569 - Request for authorization of Conditional Use under Sections 726.48, 726.41, and 303(e) to establish a bar with one pool table and with a Type 48 Alcoholic Beverage License and to remove Conditions 1, 2, 3, 4, and 5 from Resolution No. 9942M, having to do with the prior approval for entertainment and beer and wine licenses issued to another party. The subject property is located within the Valencia Street Neighborhood Commercial District.

3:15 - 3:17 P.M.

I.B. 251 - 294

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11480

VOTE: 7-0

7. 88.492C (Green)
720 VALENCIA STREET, west side between 18th and 19th Streets, Lot 3 in Assessor's Block 3588 - Request for authorization of Conditional Use to expand an existing ANIMAL HOSPITAL as defined by Section 790.6 of the City Planning Code within the Valencia Street Neighborhood Commercial District. The proposal is to increase the floor area of the existing ground floor Animal Hospital by approximately 860 square feet for a total area of approximately 2,500 square feet.

3:17 - 3:23 P.M.

I.B. 295 - 340

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11481

VOTE: 7-0

8. 88.514C (Marsh)
1071 PAGE STREET, south side between Broderick and Divisadero Streets, Lot 27 in Assessor's Block 1237 - Request for authorization of Conditional Use to permit a Bed and Breakfast Inn of four (4) rooms within an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 22, 1988)

3:32 - 4:35 P.M.

I.B. 343 - 209

The Commission took a recess from 3:55 to 4:15 P.M.

Speakers: 1. Timothy Sockett - project sponsor. 2. Kate Donoghue (con). 3. Stephen Smith (con). 4. Waylon Stanley (con). 5. Paul Finwall - Buena Vista North Association (pro). 6. Russell Pace (pro). 7. Patricia Madigan (pro). 8. Johanna Murgenthal (pro).

APPROVED FOR ONE YEAR PERIOD WITH CONDITIONS,

MOTION #11482

VOTE: 4-3

VOTING NO: COMMISSIONERS ENGMANN, HU AND MORALES

9. 88.396D (Berkowitz)
66 WAWONA STREET, west side between Taraval and Ulloa Streets, Lot 14 in Assessor's Block 2919-A - Discretionary Review of Building Permit Application No. 8716767 for the ADDITION OF A STORY TO AN EXISTING SINGLE STORY OVER GARAGE HOUSE in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of September 15, 1988)

4:35 - 5:30 P.M.

II.A 210 - II.B. 145

Speakers: 1. Gerard Svazlian - project sponsor. 2. Jay- project contractor. 3. Joe O'Donoghue. 4. Howard Strassner - Greater West Portal Neighborhood Association (con). 5. Dr. Judith Fine (con). 6. Mr. Lacayo (pro). 7. Jack Lum (con). 8. Eugene Kruszynski (con). 9. Rose Lum (con). 10. Albert Flaherty (con). 11. James Ludlow (pro). 12. Bernice Page (pro). 13. John Bardis - Inner Sunset Action Committee (con).

PASSED MOTION TO CLOSE PUBLIC HEARING AND INTENT TO APPROVE DESIGN WITH FRONT AND REAR SETBACKS, SUBJECT TO FINAL REVIEW BY COMMISSION, FINAL LANGUAGE TO BE CONSIDERED AT LATER DATE (INDEFINITE) VOTE: 7-0

10. 88.235D (Berkowitz)
2428 CACHECO STREET, north side between 28th and 29th Avenues, Lot 18 in Assessor's Block 2106 - Discretionary Review of Building Permit Application No. 8801177 for the ADDITION OF BEDROOMS AND FAMILY ROOM TO A SINGLE STORY, SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
(Continued from Special Meeting of September 19, 1988)

3:02 - 3:03 P.M.

I.I.B. 034 - 051

Speakers: Margaret Sigel - SPEAK.

CONTINUED INDEFINITELY

VOTE: 7-0

11. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Request for Discretionary Review of Building Permit Application No. 8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 15, 1988)

3:00 - 3:02 P.M.

I.B. 007 - 032

Speakers: 1. Harry O'Brien (con). 2. Put Livermore.

CONTINUED TO NOVEMBER 3, 1988

VOTE: 7-0

12. 88.146VSD (Berkowitz)
70 EDGEHILL WAY, west side between Vasquez Avenue and Ulloa Street, Lot 15 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 8802128 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family Detached Dwellings) district.

5:30 - 5:32 P.M.

II.B. 145 - 218

Speakers: Andy Forrest - project sponsor's representative.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 7-0

13. 88.387D (Berkowitz)
3733 CLAY STREET, south side between Maple and Spruce Streets, Lot 42 in Assessor's Block 1012 - Request for Discretionary Review of Building Permit Application No. 8803642 for REMODEL OF LOWER LEVEL, ADDITION OF BATHROOMS AND BEDROOMS TO AN EXISTING BUILDING in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of September 19, 1988)

5:59 - 6:00 P.M.

II.B. 219 - 490

Speakers: 1. Ferris Crane - Discretionary Review requestor. 2. Susan Foley - project sponsor's representative.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 7-0

14. 85.525C (Miller)
2310 FUNSTON AVENUE, east side north of Taraval Street (at the dead end adjoining Herbert Hoover Junior High School), Lot 34 in Assessor's Block 2341 in an RH-1(D) (House, One-Family Detached Dwellings) district - Consideration of revocation of Conditional Use authorization (granted January 9, 1986 by Motion No. 10544M for the operation of the Yeo Lai Sah Zen Temple) for non-compliance with conditions of said authorization.

5:59 - 6:00 P.M.

II.B. 491 - 533

No public testimony received.

APPROVED REVOCATION, MOTION #11483

VOTE: 7-0

15. 88.297ESC (Miller)
1726, 1754 AND 1760 ALABAMA STREET, northwest corner at Ripley Street, Lots 5, 5A, 5B, and 6 in Assessor's Block 5542 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for the resubdivision of four parcels into ten lots, the construction of eight new one-family dwellings (with the retention of two existing one-family dwellings) requiring exceptions from the otherwise-applicable standards for lot coverage (as a function of front setback and rear yard measurements) and for permitted obstructions in required open areas (decks in rear yards) in an RH-1 (House, One-Family) district and within the Bernal Heights Special Use District.

6:01 - 7:15 P.M.

II.B. 534 - II.A. 807

Speakers: 1. Steve Antonaros - project architect. 2. Jill Wynns - East Slope Design Review Board (con). 3. Evelyn Kind (con). 4. Terry Milne - East Slope Design Review Board (con). 5. Gina Sierra (con). 6. Tom Bowers (con). 7. Elizabeth Ager (con). 8. Dennis Cunningham (con). 9. Bill Cassidy (con). 10. Doris Brady (con). 11. Linda Seepins (con). 12. John Abbott (con). 13. Jamie Jamerson (con).
CONTINUED TO NOVEMBER 10, 1988

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 7:15 to 7:38 P.M.

5:00 P.M.

16. 86.505E (Oshima)
MISSION BAY, the area bounded by Townsend, China Basin, Mariposa and Seventh Streets - Public hearing on the Draft Environmental Impact Report for a proposed mixed use development of office, retail, housing, industrial and open space with many transportation improvements, requiring amendments to the San Francisco Master Plan, Zoning Map and City Planning Code. Other public hearings are scheduled for October 27, 1988 and November 10, 1988. Each hearing will focus on certain topics. Copies of the Draft Environmental Impact Report are available for public review and comment at the Department of City Planning, 450 McAllister Street.
NOTE: This hearing will include a presentation by the Mission Bay Clearinghouse and will focus on the following topics: architectural resources and urban design and cultural resources. THIS HEARING IS LIMITED TO THREE HOURS IN LENGTH.
(Continued from Regular Meeting of September 22, 1988)

7:38 - 9:20 P.M.

III.B. 002 - IV.A. 476

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Regina Sneed - Mission Bay Clearing House. 2. Rene Cazenave - Council of Community Housing Organizations. 3. Ira Kurlander. 4. Tom Murray. 5. Richard Reineccius. 6. Ruth Gravanis. 7. Toby Levine - Mission Creek Conservancy. 8. Norman Rolfe. 9. Jim Firth - Potrero Hill League of Active Neighbors. 10. Judy Baston - Potrero Hill Neighborhood House. 11. Leah Forbes - San Francisco Arts Commission.

CONTINUED TO OCTOBER 27, 1988

Adjourned: 9:20 P.M.

CPC 329

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S U M M A R Y

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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 13, 1988
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER TO PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Stephen Shotland, David Hood, David Feltham, Larry Badiner, Ivan Christie, Mary Gallagher and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Shotland)
Informational presentation on proposed ridge trail and bay trail in San Francisco. The two trails will be part of the San Francisco Bay Area ridge trail and San Francisco bay trails which will extend throughout the region.

1:50 - 2:02 P.M.

I.A. 006- 137

PRESENTATION COMPLETED, NO ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

Speakers: 1. Sue Hestor - Blackstone Court. 2. Carol Taylor.

D. ITEMS TO BE CONTINUED

2. 87.664E (Self)
ISLAIS CREEK TRANSPORT/STORAGE PROJECT - Appeal of Preliminary Negative Declaration to construct underground transport facilities in Barneveld Avenue and the old Western-Pacific Railroad right-of-way to capture wet-weather combined sewage overflows as mandated by the Regional Water Quality Control Board. The project would also connect proposed facilities to the existing sewerage system, transport flows and to the southeast treatment plant.
(Proposed for continuation to November 3, 1988)

CONTINUED TO NOVEMBER 3, 1988

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.362C (Green)
4780 MISSION STREET, west side between Onondaga Avenue and Leo Street, Lots 35 and 36 in Assessor's Block 6956 - Consideration of final language to APPROVE the authorization of Conditional Use to install two separate LARGE FAST-FOOD RESTAURANTS as defined by Section 790.90 of the City Planning Code and to establish a PARKING LOT as defined by Section 790.8 of the Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to establish two fast-food restaurants - a BURGER KING with approximately 3,600 square feet and a seating capacity for up to 148 persons and a ROLLING PIN donut shop with approximately 1,400 square feet and a seating capacity for up to 20 persons, both to be within the same building in separate ground floor spaces of a previously approved four (4) story mixed use building under construction on Lot 35. Furthermore, the proposal involves creating an 18-space off-street parking lot on Lot 36 with access from Onondaga Avenue and exit onto Mission Street. The proposed lot occupies approximately 5,922 square feet of Lot 36 and will be shared by customers of the two proposed restaurants and residential tenants of 4796 Mission Street.
(Public Hearing Closed and Continued from Regular Meeting of September 29, 1988)

2:20 - 2:45 P.M.

I.A. 346 - 722

Speaker: Debra Stein - project sponsor's representative.

APPROVED WITH AMENDED CONDITIONS (re: Litter pick-up and parking lot availability), MOTION #11484

VOTE: 7-0

4. 87.841C (Green)
2438 TARAVAL STREET, north side between 34th and 35th Avenues, Lot 20 In Assessor's Block 2363 - Consideration of final language to APPROVE the authorization of Conditional Use to convert to commercial use the second story of an existing single family home within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to convert portions of the existing single family home to create a three (3) story mixed use building with 1,320 square feet of ground floor commercial area, one (1) off-street parking space (at ground floor), approximately 1,370 square feet of commercial area on the second floor, and a single dwelling unit on the third floor.
(Public Hearing Closed and Continued from Regular Meeting of October 6, 1988)

APPROVED WITH CONDITIONS, MOTION #11485

VOTE: 7-0

F. REGULAR CALENDAR

5. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and
Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Request
for authorization of Conditional Use to operate a community garage
with a modification of conditions previously approved for a PLANNED
UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium
Density) district.
(Continued from Regular Meeting of September 22, 1988)

2:46 - 4:20 P.M. I.A. 742 - II.A. 083
THE COMMISSION TOOK A RECESS FROM 3:55 to 4:15 P.M.
Speakers: 1. Rick Dishnika - project sponsor. 2. Steve Vettel -
project sponsor's representative. 3. Elise Rossen - Mayor's Office of
Housing (pro). 4. Sharon Bretz - Western Addition Neighborhood
Association (pro). 5. Mary Jane Staymates (pro).
PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON OCTOBER 20,
1988 VOTE: 7-0

6. 88.404Q (Hood)
38-44 SHARON STREET, west side between 15th and 16th Streets, Lot 46
in Assessor's Block 3558 - Review for consistency with the Master
Plan of a five-unit residential condominium conversion subdivision in
an RH-3 (House, Three-Family) district.

4:20 - 4:25 P.M. II.A. 084 - 135
No public testimony received.
APPROVED CONSISTENCY WITH MASTER PLAN, MOTION #11486 VOTE: 7-0

7. 88.529Q (Hood)
2165 BEACH STREET, south side between Broderick and Divisadero
Streets, Lot 6 in Assessor's Block 919 - Review for consistency with
the Master Plan of a six-unit residential condominium conversion
subdivision in an RM-2 (Mixed Residential, Moderate Density) district.

4:25 - 4:35 P.M. II.A. 136 -234
Speaker: Harry Browning - project sponsor's representative.
APPROVED CONSISTENCY WITH MASTER PLAN, MOTION #11487
VOTING NO: COMMISSIONER BIERMAN VOTE: 6-1

8. 88.453X (Badiner)
550 CALIFORNIA STREET, north side of California Street between
Montgomery and Spring Streets, Lot 20 in Assessor's Block 240 -
Request for determinations of compliance under City Planning Code
Section 309 for the redesign of an existing building. The project
does not propose to add any square footage applicable to the Floor
Area Ratio, and to redesign the facade and relocate mechanical
systems to the rooftop. The Director's recommendation will be
available 10 days before the hearing.

4:35 - 4:40 P.M. II.A. 235 - 310
Speaker: Eugene Lew - project architect.
APPROVED WITH CONDITIONS, MOTION #11488 VOTE: 7-0

9. 88.426E (Christie)
1475 HARRISON STREET, south side between 10th and 11th Streets, all of Assessor's Block 3524 - Appeal of Preliminary Negative Declaration on the proposed use of an existing asphalt lot to store towed vehicles for short periods of time.

4:40 - 5:02 P.M.

II.A. 312 - 647

Speakers: 1. Walter Caplan - Discretionary Review requestor. 2. Lance Lee. 3. Greg Holzman - project sponsor's representative.
DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11489

VOTE: 7-0

10. 88.296D (Gallagher)
1475 HARRISON STREET, entire block bounded by Harrison, Tenth, Eleventh and Bryant Streets, Assessor's Block 3524 - Request for Discretionary Review of a Fire Permit for a 209,000 square foot parking lot, 49,000 square feet of which is proposed to be open to the public and 160,000 square feet of which is proposed to be used for the storage of operable vehicles towed by City Tow in conjunction with the Police Department's tow program. The zoning at this site is M-1 (Light Industrial), interim SLI (Service, Light Industrial).
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:03 - 5:50 P.M.

II.A. 648 - II.B 410

Speakers: 1. Greg Holzman - project sponsor's representative. 2. Captain Newlin - Police Department (pro). 3. Walter Caplan (con). 4. Todd Dickinson - San Francisco Parking Authority (pro).
PASSED MOTION TO TAKE DISCRETIONARY REVIEW
VOTING NO: COMMISSIONERS BOLDRIDGE AND JOHNSON
PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON OCTOBER 20, 1988
VOTING NO: COMMISSIONER JOHNSON

VOTE: 5-2

VOTE: 6-1

4:00 P.M.

11. 87.601E/87.687E (Roos)
1045 MASON STREET, west side between Malvina Place and Ewer Place, AND 1130 SACRAMENTO STREET, Lots 2, 4, and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall, seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires Conditional Use authorization. The project has been revised to include 20 market rate units at 1045 Mason Street, instead of 31 elderly units, and 30, not 32, parking spaces. The project has been revised at 1130 Sacramento Street to provide four, not seven, units. (Continued from Regular Meeting of September 29, 1988)

CONTINUED TO NOVEMBER 3, 1988

VOTE: 7-0

12. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units reserved for elderly occupants and 30 parking spaces. The project has been revised to eliminate the requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use.
(Continued from Regular Meeting of September 29, 1988)

CONTINUED TO NOVEMBER 3, 1988

VOTE: 7-0

13. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing four dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project.
(Continued from Regular Meeting of September 29, 1988)

CONTINUED TO NOVEMBER 3, 1988

VOTE: 7-0

14. 87.687CEV (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for Rear Yard Variance to construct a seven-story, 65-foot high building in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District which would extend 11 feet into the required rear yard, leaving an open rear yard 5 feet deep. The Planning Code requires a rear yard of 16 feet. The Zoning Administrator will hold a combined hearing with the City Planning Commission on this project.
(Continued from Regular Meeting of September 29, 1988)
NOTE: APPLICATION WITHDRAWN BY PROJECT SPONSOR. PROJECT MODIFIED TO MEET REAR YARD REQUIREMENTS.

CONTINUED TO NOVEMBER 3, 1988

VOTE: 7-0

Adjourned: 5:50 P.M.

SF
C55
#21
10/20/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 20, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

NOV 17 1988

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:55 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, David Hood, Mike Berkowitz, Gerald Green, Lu Blazej, Rebecca Kohlstrand, Susana Montana, Jim McCormick and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 88.287ETCZ (Green)
LAKE SHORE PLAZA SPECIAL USE DISTRICT, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - RESOLUTION OF INTENT TO INITIATE TEXT AMENDMENTS of the City Planning Code and TO HOLD A PUBLIC HEARING on November 17, 1988 at 1:30 p.m. in Room 282, City Hall. The proposed amendments to Section 780.1, Lakeshore Plaza Special Use District, would modify the existing controls which: (1) limit the total floor area allocated to retail sales, storage, service, accessory office and incidental maintenance to the size contained in the present buildings; (2) restrict the hours of operation from 6:00 a.m. to 11:00 p.m.; (3) restrict medical services, personal services and business or professional services to the first and second stories; and (4) prohibit large fast food restaurants and small self-service restaurants.

1:55 - 2:00 P.M.

APPROVED, RESOLUTION #11490
ABSENT: COMMISSIONER MORALES

I.A.008 - 057
VOTE: 6-0

Mr. Passmore reported on two appeals of Commission decisions: 1) appeal of San Bruno Avenue auto repair to Board of Supervisors; and 2) appeal of Yerba Buena Plaza West to Board of Permit Appeals.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Bierman inquired about the status of application to demolish the gas station at Beulan and Stanyan Streets.

C. PUBLIC COMMENT

Speaker: Jerry Klein - auto repair on San Bruno Avenue.

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

2. 84.559CQQQC (Hood)
2000 POST STREET, entire block bounded by Post, Steiner, Sutter and Pierce Streets, Lots 9 through 103 in Assessor's Block 682 - Consideration of final language to APPROVE the authorization of Conditional Use to operate a community garage with a modification of conditions previously approved for a PLANNED UNIT DEVELOPMENT on the site in an RM-3 (Mixed Residential, Medium Density) district.
(Public Hearing Closed and Continued from Regular Meeting of October 13, 1988)

APPROVED WITH CONDITIONS, MOTION #11491
ABSENT: COMMISSIONER MORALES

VOTE: 6-0

3. 88.296D (Gallagher)
1475 HARRISON STREET, entire block bounded by Harrison, Tenth, Eleventh and Bryant Streets, Assessor's Block 3524 - Consideration of final language to APPROVE a Fire Permit for a 209,000 square foot parking lot, 49,000 square feet of which is proposed to be open to the public and 160,000 square feet of which is proposed to be used for the storage of operable vehicles towed by City Tow in conjunction with the Police Department's tow program. The zoning at this site is M-1 (Light Industrial), interim SLI (Service, Light Industrial).
(Public Hearing Closed and Continued from Regular Meeting of October 13, 1988)

APPROVED WITH CONDITIONS, MOTION #11492
VOTING NO: COMMISSIONER JOHNSON
ABSENT: COMMISSIONER MORALES

VOTE: 5-1

E. REGULAR CALENDAR

4. 88.375D (Berkowitz)
409 DELLBROOK AVENUE, west side between Lori Lane and Panorama Drive, Lot 3 in Assessor's Block 2788 - Discretionary Review of Building Permit Application No. 8805656 for a VERTICAL EXTENSION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of September 15, 1988)

REQUEST WITHDRAWN. NO ACTION REQUIRED.

5. 88.256D (Berkowitz)
124 VASQUEZ AVENUE, west side between Hernandez Avenue and Pacheco Street, Lot 4 in Assessor's Block 2878 - Request for Discretionary Review of Building Permit Application No. 8718019 for the ADDITION OF

Item #88.256D (Cont)

STORY TO EXISTING SINGLE STORY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Special Meeting of September 19, 1988)

2:20 - 3:25 P.M.

I.A.237 - I.B.270

Speakers: 1. Jerry Klein - project sponsor's representative. 2. Tim

Reiterman - Discretionary Review requestor. 3. Jean Kortum (con).

4. Rich Bodisco (con). 5. Steven Shaw (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER MORALES

PASSED MOTION TO ALLOW COMMISSIONER MORALES TO ABSTAIN

VOTE: 6-0

PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON

OCTOBER 27, 1988

VOTE: 6-0

ABSTAINED: COMMISSIONER MORALES

THE COMMISSION TOOK A RECESS FROM 3:25 TO 3:50 P.M.

6. 88.416Z

(Berkowitz)

600-620 DUNCAN STREET, northwest corner at Castro Street, Lots 10-12 in Assessor's Block 6589 - Request for reclassification of property from an RH-2 (House, Two-Family) district to an RH-1 (House, One-Family) district.

(Continued from Special Meeting of September 19, 1988)

3:50 - 4:30 P.M.

I.B.292 - II.A.075

Speakers: 1. Jon Twichell - neighbors' representative (pro). 2.

Tony Pantaleoni - project architect (con). 3. Bart Murphy - attorney

for property developer (con). 4. Dennis Hirsch - realtor for

property developer (con). 5. Michael Griffith (pro).

APPROVED, RESOLUTION #11493

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

7. 88.481D

(Berkowitz)

417 GREENWICH STREET, south side between Kearny Street and Grant Avenue, Lot 24 in Assessor's Block 87 - Consideration of request for Discretionary Review of Building Permit Application No. 8803972 for a TWO-STORY ADDITION TO AN EXISTING TWO-FAMILY RESIDENCE in an RH-3 (House, Three-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

REQUEST WITHDRAWN. NO ACTION REQUIRED.

8. 87.553C

(Pearl)

3016-3020 JACKSON STREET, north side between Baker and Lyon Streets, Lot 4 in Assessor's Block 975 - Request for authorization of Conditional Use for a Post-Secondary Educational Institution and group housing (Westmont College Urban Program) under City Planning Code Sections 209.2(c) and 209.3(i) in an RH-3 (House, Three-Family)

Item #87.553C (Cont)

district. An abbreviated Institutional Master Plan for the Post-Secondary Educational Institution, as required under City Planning Code Section 304.5, was previously received and accepted by the Department of City Planning.

CONTINUED TO NOVEMBER 17, 1988
ABSENT: COMMISSIONER MORALES

VOTE: 6-0

3:30 P.M.

9. 88.497C (Green)
3079 - 16TH STREET, southwest corner of Rondel Place, Lot 51 in Assessor's Block 3569 - Request for authorization of Conditional Use to extend the hours of operation for an existing BAR WITH PLACE OF ENTERTAINMENT AND DANCE HALL services within the Valencia Street Neighborhood Commercial District. The proposal is to operate without alcohol sales from 2:00 a.m. until 6:00 a.m. (Cabaret Permit) without any physical alteration to the existing premises with approximately 1,512 square feet of floor area.
(Continued from Regular Meeting of October 6, 1988)

4:30 - 4:53 P.M.

II.A.078 - 318

Speakers: 1. Anthony Lopez - project sponsor. 2. Michael Music (pro). 3. David Spero - North Mission Association (pro). 4. Daniel Meochihano (pro).
PASSED MOTION OF INTENT TO APPROVE WITH HOURS UNTIL 4:00 A.M. FOR WEEKENDS AND HOLIDAYS (INCLUDING SPECIAL LATINO HOLIDAYS),
FINAL LANGUAGE ON OCTOBER 27, 1988

VOTE: 7-0

10. 88.241C (Green)
734 - 14TH STREET, north side between Belcher and Church Streets, Lot 22 in Assessor's Block 3537 - Request for authorization of Conditional Use to construct a four-story, mixed use building without the required residential off-street parking within the Upper Market Neighborhood Commercial District. The proposal is to construct a four-story building with approximately 1,300 square feet of ground floor commercial area, and a total of six (6) dwelling units on three floors above without providing the six (6) required off-street parking spaces on a lot approximately 2,500 square feet in size.

4:53 - 5:20 P.M.

II.A.319 - 698

Speakers: 1. Bruce Baumann - project sponsor. 2. Dr. Robert Bush (con). 3. Virginia Cantrel (pro). 4. John Lee (pro). 3. Richard Calton (pro).
APPROVED WITH CONDITIONS, MOTION #11494

VOTE: 7-0

11. 88.515C (Green)
217 CLEMENT STREET, south side between 3rd and 4th Avenues, Lot 42 in Assessor's Block 1435 - Request for authorization of Conditional Use to demolish an existing two-story building containing a second floor dwelling unit and to construct a four (4) story mixed use building

Item #88.515C (Cont)

with commercial floor area in excess of 2,500 square feet to be occupied by a single Business or Professional service on the first and second floors, and to construct four (4) dwelling units without the required residential off-street parking within the Inner Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial space and a second floor dwelling unit and to construct a four (4) story building with four (4) upper story dwelling units without the required off-street parking; and a travel agency to occupy the first and second floors with a total floor area of 3,100 square feet on a lot 2,500 square feet in size.

5:20 - 6:00 P.M.

II.A.735 - II.B.378

Speakers: 1. Ignatius Tsang - project architect. 2. Bill McGuire (con). 3. Dexter Clary - Greater Clement Street Merchants Association (con).

APPROVED WITH CONDITIONS (INCLUDING TWO UNITS ONLY WITHOUT REQUIRED PARKING), MOTION #11495

VOTE: 7-0

12. 88.289DV

(Blazej)

2740 HYDE STREET, east side between Beach and North Point Streets, Lot 12 in Assessor's Block 24 - Request for Discretionary Review of Building Permit Application No. 8805045 for the proposed one-story addition to an existing office building in a C-2 (Community Business) district and a 40-X Height and Bulk District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

6:00 - 6:55 P.M.

II.B.380 - III.A.285

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

Speakers: 1. Elli Ward - Discretionary Review requestor. 2. Sam Barone (con). 3. Robert McCarthy - project sponsor's representative. 4. David Ward (con). 5. Carmela Trivello (con). 6. Anne Grazioli (con). 7. Ken Howard (con). 8. Linda Danielson Martinez (con). 9. Ronny Rolinsky - project architect. 10. Zev Ben-Simon - project sponsor.

PASSED MOTION TO CLOSE PUBLIC HEARING AND CONTINUE TO OCTOBER 27, 1988

VOTE: 7-0

13. 88.632R

(Kohlstrand)

MUNI METRO TURNAROUND PROJECT - Review for consistency with the Master Plan of the proposal to provide a new turnback track configuration for the MUNI Metro System. Project extends from the end of the existing MUNI Metro Tunnel at Market and Spear Streets, southeasterly crossing under Justin Herman Plaza to The Embarcadero public right-of-way. Tracks continue to Howard Street where they swing inland to the Steuart Street right-of-way and continue to the south along Steuart Street and The Embarcadero to the project termination at Bryant Street.

Item #88.632R (Cont)

6:55 - 7:00 P.M.

III.A.305 - 366

No public testimony received.

PASSED MOTION FINDING PROJECT CONSISTENT WITH THE MASTER PLAN
(PREFERRED ALTERNATIVE IS UNDERGROUND)

VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 7:00 TO 7:20 P.M.

4:30 P.M.

14. 88.354E (McCormick)
REVISED SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Appeal of Preliminary Negative Declaration for consideration of text and zoning map amendments to the City Planning Code to reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause", September 1988. The controls would expire 12 months after their effective date or before, should the Sunset Clause be deleted by the City Planning Commission and Board of Supervisors upon adoption of permanent controls.

7:20 - 7:55 P.M.

III.A.378 - III.B.059

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Sue Hestor - San Francisco Campaign for Accountable Planning (pro-appeal). 2. Robert Meyers - Committee for a Better South of Market. 3. Eileen Dick (pro-appeal). 4. John Bardis.

DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11496

VOTE: 5-2

VOTING NO: COMMISSIONERS BIERMAN AND MORALES

15. 88.354EZT (Montana)
AMENDMENTS TO SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of text and zoning map amendments to the duly

Item #88.354EZT (Cont)

advertised South of Market Zoning Controls with 12-Month Sunset Clause; and consideration of adoption of policies and objectives contained within the Department of City Planning publication entitled "South of Market Plan -- Proposal for Adoption, September 1988" as amended to reflect the July 1988 proposed SSO District, as guidelines for future development in the South of Market area. The amendments are contained in a Department of City planning document entitled "South of Market Zoning Controls with 12-Month Sunset Clause, October 1988". These amendments modify an earlier proposal dated July 1988.

7:55 - 9:45 P.M.

III.B.060 - IV.A.739

10:25 - 11:05 P.M.

IV.A.753 - IV.B.327

The Commission took a recess from 9:45 to 10:25 p.m.

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 15 - 17 were heard together.

Speakers: 1. Toby Levy - South Park Improvement Association. 2. Bruce Burdick. 3. Janet Herrero. 4. Christopher Layton. 5. Sue Hestor. 6. Robert Meyers - Committee for a Better South of Market. 7. Ken Sproul. 8. Ron Kaufman. 9. Ernie Gabiati. 10. Peter Pike. 11. Ira Kurlander. 12. Stephanie Murdock. 13. Tricia James - South of Market Business Association. 14. Carsten Mikkelsen. 15. Hank Baker. 16. Bob Roberts. 17. Dorothy Sivazlian. 18. Susan Shipley. 19. Kirk Bennett. 20. George Yamas. 21. Jim Haas. 22. Kathleen Murray. 23. Steve Vettel - Attorney for Committee for a Better South of Market. 24. Clark Manus - American Institute of Architects, San Francisco Chapter. 25. Dennis Antenore - San Francisco Campaign for Accountable Planning. 26. Ed Zak. 27. R. Robert Nourafshon. 28. Dick Grosboll. 29. Regina Sneed.

PASSED MOTION OF INTENT TO APPROVE MODIFIED AMENDMENTS (I.E. MAP MODIFIED TO REDUCE SSO DISTRICT, AS INITIATED IN SEPTEMBER),
FINAL LANGUAGE ON OCTOBER 27, 1988

VOTE: 7-0

16. 88.354EZT

(Montana)

SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of amendments to the text and zoning map of the City Planning Code to establish zoning controls with a Sunset Clause, limiting the controls to a twelve-month period, presented in a Department of City Planning document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause, July 1988", which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan -- Proposal for Adoption, September 1988" as guidelines for future development in the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave

Item #88.354Ezt (Cont)

(RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment District (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS; and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

(Public Hearing Closed and Continued from Regular Meeting of September 29, 1988)

7:55 - 9:45 P.M.

III.B.060 - IV.A.739

10:25 - 11:05 P.M.

IV.A.753 - IV.B.327

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 15 - 17 were heard together. See Item 15 for speakers.

PASSED MOTION OF INTENT TO APPROVE AS AMENDED, FINAL LANGUAGE ON OCTOBER 27, 1988

VOTE: 7-0

17. 88.354Ezt

(Montana)

SOUTH OF MARKET AREA DISCRETIONARY REVIEW POLICY, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of a Resolution to establish a policy to take Discretionary Review for any building permit application for new construction, alteration or change of use for property lying within the proposed South of Market Base District which does not conform to the zoning standards presented in the Department of City Planning document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause", October 1988 and to take automatic discretionary review for construction of new office space or conversion of use to office use within any South of Market district.

7:55 - 9:45 P.M.

III.B.060 - IV.A.739

10:25 - 11:05 P.M.

IV.A.753 - IV.B.327

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 15 - 17 were heard together. See Item 15 for speakers.

The Commission unanimously passed a motion to amend the Discretionary Review policy to exclude from the policy office projects located in the SSO District.

PASSED MOTION OF INTENT TO APPROVE AS AMENDED, FINAL LANGUAGE ON OCTOBER 27, 1988

VOTE: 7-0

18. 85.463E (McCormick)
SOUTH OF MARKET AREA REZONING, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Public hearing on the Draft Environmental Impact Report for proposed text and zoning map amendments to the City Planning Code to reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS.

11:05 - 11:20 P.M.

IV.B.330 - 608

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speaker: Sue Hestor.

CONTINUED TO NOVEMBER 17, 1988

VOTE: 7-0

Adjourned: 11:20 P.M.

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ABSENT: Commissioners Dick and Nothenberg.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 4:45 P.M.

A. Informational workshop and discussion on the following matters:

San Francisco's economy and future trends:

The Department of City Planning will give a brief presentation on the city's economic base, employment profile, and future city-wide regional and broader economic trends. Representatives from the Mayor's Office, Association of Bay Area governments, San Francisco Chamber of Commerce, private industry and community organizations will comment and address the Commission on these items. Following the panelists' remarks, the Commission, Department and panelists will engage in a round-table discussion on policy questions and implications concerning land use and other strategies for planning for economic growth for which San Francisco is best suited to support.

Staff presented information about San Francisco's economic status, its comparative advantages, employment forecasts in major economic sectors, and issues facing the city.

The following panelists made some remarks:

- 1) Joseph Wahed - Wells Fargo Bank Chief Economist;
- 2) Ray Brady, Association of Bay Area Governments;
- 3) Richard Morten, San Francisco Chamber of Commerce;
- 4) James Ho, Deputy Mayor for Business and Economic Development; and
- 5) Sue Hestor, community activist.

The roundtable discussion focused on the following issues:

- 1) Housing and transit as constraints and factors in economic growth;
- 2) Demographic changes and their effects on the housing needs of the city's population.
- 3) Employment strategies for the poor through office sector service and light industrial sectors;
- 4) Need for economic growth the city is facing and the type of growth it should encourage or support.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act on any matters raised.

Speakers: 1. Andrew Thompson. 2. Bernard Choden. 3. James Haas. 4. John Bardis.

Adjourned: 7:20 P.M.

CPC 335

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DOCUMENTS DEPT.

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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 27, 1988
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Hu, Johnson and Morales.

ABSENT: Commissioner Engmann.

11:00 A.M.

FIELD TRIP - Site visit to 2740 Hyde Street (Case No. 88.289DV).

In attendance: Commissioners Bierman, Dick and Hu.

COMPLETED.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:55 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Susana Montana, Lu Blazej, Jim Nixon, Mary Gallagher, Paul Lord, David Hood, Thomas Casey, Amit Ghosh, Betsy Bateson, Alec Bash, Barbara Sahm, Diane Oshima and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. 88.459ET

(Shotland)

Consideration of Resolution of Intent to Initiate Text Amendments to Section 603 of the City Planning Code to permit transit shelter advertising within the Market Street Special Sign District. The Market Street Special Sign District extends on Market Street from Steuart Street to the Central Freeway overpass. A public hearing will be scheduled for December 1, 1988.

APPROVED, RESOLUTION #11498

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

Mr. Macris submitted a proposed schedule for the review of office projects competing in the 1987-88 and 1988-89 Annual Limitation Program. He reported that under this program, there are 885,000 square feet of office space in large office developments available for the City to allocate.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Dick inquired about a newspaper article concerning design review process by a panel of the American Institute of Architects, San Francisco Chapter.

C. PUBLIC COMMENT

Speaker: Alexander Mason - South of Market Zoning District boundaries.

D. ITEMS TO BE CONTINUED

2. 88.244L (J. Malone)
1400 FELL STREET, Lots 2 and 3 in Assessor's Block 1206 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the complex known as Southern Pacific Company Hospital (Harkness Hospital) as a landmark.
(Proposed for continuation to November 10, 1988)

CONTINUED TO NOVEMBER 10, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

3. 88.108EC (Rogers)
1509-1555-1599 HAYES STREET, south side between Lyon and Baker Streets, Lots 2 and 3 in Assessor's Block 1206 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT on a site of approximately 2.5 acres which would permit CONSTRUCTION OF UP TO 36 DWELLING UNITS WITHIN EXISTING REHABILITATED BUILDINGS and a parking structure. Exceptions are required to Sections 134 and 135 of the City Planning Code regarding provision of rear yards and the manner of meeting open space requirements. The conditional use is also required for Sections 159 and 209.7(c) regarding the construction of an off-street parking facility on Lot 3 in Assessor's Block 1206 which is not located on the same lot as the residential development.

At the same hearing, the Commission will consider recommending that all of the buildings, including those proposed for conversion to residential units, known as the Harkness Hospital Complex, become a City landmark.

(Proposed for continuation to November 10, 1988)

CONTINUED TO NOVEMBER 10, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

4. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 8, 1988)
(Proposed for continuation to November 10, 1988)

Item #87.419D (Cont)

CONTINUED TO NOVEMBER 10, 1988
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

5. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-2 (House, Two-Family) district within the Richmond/Sunset Special Use District.
(Continued from Regular Meeting of September 15, 1988)
(Proposed for continuation to November 10, 1988)

CONTINUED TO NOVEMBER 10, 1988
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

6. 87.839D (Nixon)
5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802 proposing demolition of a one-story over garage single family structure and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.
(Continued from Special Meeting of September 6, 1988)
(Proposed for continuation to November 10, 1988)

CONTINUED TO NOVEMBER 10, 1988
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

7. 88.421X (Badiner)
570-572 BUSH STREET, north side of Bush Street between Grant Avenue and Stockton Street, Lot 14 in Assessor's Block 271 - Request for Determination of Compliance and Exceptions to the rear yard requirements of Section 134 as permitted by Section 309 on a 5-story residential building with ground floor commercial space. The project would contain four dwelling units and two independently accessible parking spaces and one tandem space.
(Proposed for continuation to November 17, 1988)

CONTINUED TO NOVEMBER 17, 1988
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

8. 87.845D (Nixon)
433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Request for Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192 proposing demolition of a two-story over garage, two-family structure and construction of a three-story

Item #87.845D (Cont)

over garage, five-family structure in an RM-2 (Mixed Residential, Medium Density) district, allowing one unit per 600 feet of lot area within a 40-X Height and Bulk District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Special Meeting of September 6, 1988)

(Proposed for continuation to December 15, 1988)

CONTINUED TO DECEMBER 15, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

E. CONSIDERATION OF FINDINGS AND FINAL MOTION/RESOLUTION; PUBLIC HEARING CLOSED

9. 88.256D (Berkowitz)
124 VASQUEZ AVENUE, west side between Hernandez Avenue and Pacheco Street, Lot 4 in Assessor's Block 2878 - Consideration of final language to DISAPPROVE Building Permit Application No. 8718019 for the ADDITION OF STORY TO EXISTING SINGLE STORY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.
(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

The Commission unanimously passed a motion to allow Commissioner Morales to abstain.

DISAPPROVED, MOTION #11501

VOTE: 5-0

ABSTAINED: COMMISSIONER MORALES

ABSENT: COMMISSIONER ENGMANN

10. 88.497C (Green)
3079 - 16TH STREET, southwest corner of Rondel Place, Lot 51 in Assessor's Block 3569 - Consideration of final language to APPROVE the authorization of Conditional Use to extend the hours of operation for an existing BAR WITH PLACE OF ENTERTAINMENT AND DANCE HALL services within the Valencia Street Neighborhood Commercial District. The proposal is to operate without alcohol sales from 2:00 a.m. until 4:00 a.m. (Cabaret Permit) without any physical alteration to the existing premises with approximately 1,512 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

APPROVED WITH AMENDED CONDITIONS (I.E. EXTENDED HOURS FOR MONDAY MORNINGS), MOTION #11499

ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

11. 88.354EZT (Montana)
AMENDED SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of final language to APPROVE text and zoning

Item #88.354EZT (Cont)

map amendments to the duly advertised South of Market Zoning Controls with 12-Month Sunset Clause; and consideration of adoption of policies and objectives contained within the Department of City Planning publication entitled "South of Market Plan -- Proposal for Adoption, September 1988" as amended to reflect the July 1988 proposed SSO District, as guidelines for future development in the South of Market area. The amendments are contained in a Department of City planning document entitled "South of Market Zoning Controls with 12-Month Sunset Clause, October 1988". These amendments modify an earlier proposal dated July 1988. These amendments were further modified at the meeting of October 20, 1988.

(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

2:25 - 2:40 P.M.

I.A.309 - 530

Items 11, 12 and 12a were heard together.

Staff indicated that due to advertising problems, eight properties along Townsend Street could not be excluded from the western "T" shaped SSO District without new notice and another public hearing. The Commission unanimously passed a motion to include an amendment to Section 181 concerning nonconforming uses legalizing their status.

APPROVED AS AMENDED (TO INCLUDE EIGHT LOTS ALONG TOWNSEND STREET IN SSO DISTRICT AND TO AMEND SECTION 181) TWELVE-MONTH ZONING CONTROLS GUIDELINES AND DISCRETIONARY REVIEW POLICY AS MODIFIED ON OCTOBER 20, 1988, RESOLUTION #11502

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

12. 88.354EZT

(Montana)

SOUTH OF MARKET AREA TWELVE-MONTH ZONING CONTROLS, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of final language to APPROVE amendments to the text and zoning map of the City Planning Code to establish zoning controls with a Sunset Clause, limiting the controls to a twelve-month period, presented in a Department of City Planning document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause, July 1988", which would govern the South of Market area; and consideration of adoption of policies and objectives presented in the Department of City Planning publication entitled "South of Market Plan -- Proposal for Adoption, September 1988" as guidelines for future development in the South of Market area.

The proposed South of Market Zoning Controls would reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment District (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F,

Item #88.354EZT (Cont)

160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS; and would affect properties throughout the city regarding certain parking provisions. The proposed controls include certain new use definitions, parking, open space and other zoning standards which would be applicable throughout the city.

(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

2:25 - 2:40 P.M.

I.A.309 - 530

Items 11, 12 and 12a were heard together. See Item 11 for action.

12a. 88.354EZT

(Montana)

SOUTH OF MARKET AREA DISCRETIONARY REVIEW POLICY, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of final language to APPROVE a Resolution to establish a policy to take Discretionary Review for any building permit application for new construction, alteration or change of use for property lying within the proposed South of Market Base District which does not conform to the zoning standards presented in the Department of City Planning document entitled "South of Market Zoning Controls -- Proposal for Adoption with a 12-Month Sunset Clause", October 1988 and to take automatic discretionary review for construction of new office space or conversion of use to office use within any South of Market district.

(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

2:25 - 2:40 P.M.

I.A.309 - 530

Items 11, 12 and 12a were heard together. See Item 11 for action.

F. REGULAR CALENDAR

13. 88.289DV

(Blazej)

2740 HYDE STREET, east side between Beach and North Point Streets, Lot 12 in Assessor's Block 24 - Request for Discretionary Review of Building Permit Application No. 8805045 for the proposed one-story addition to an existing office building in a C-2 (Community Business) district and a 40-X Height and Bulk District.

(Public Hearing Closed and Continued from Regular Meeting of October 20, 1988)

2:45 - 2:50 P.M.

I.A.627 - 694

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

PASSED MOTION TO RESCIND VOTE TO TAKE

DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

14. 87.606D (Nixon)
926 CABRILLO STREET, north side between 10th and 11th Avenues, Lot 16 in Assessor's Block 1634 - Request for Discretionary Review of Demolition Permit Application No. 8712277 and Building Permit Application No. 8713053 proposing the demolition of a "Fernando Nelson" one-story over garage single family structure and construction of a two-story over garage, two-family structure in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of September 6, 1988)

2:50 - 3:20 P.M. I.A.707 - I.B.250
Speakers: 1. Bruce Baumann - project sponsor's representative. 2. Fred Moore - project sponsor.
The Commission unanimously passed a motion to allow Commissioner Johnson to abstain.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 5-0
ABSTAINED: COMMISSIONER JOHNSON
DISAPPROVED DEMOLITION AND BUILDING PERMIT APPLICATIONS,
MOTION #11502 VOTE: 5-0
ABSTAINED: COMMISSIONER JOHNSON
ABSENT: COMMISSIONER ENGMANN

15. 88.538C (Gallagher)
1207 UNION STREET, south side between Eastman and Hyde Streets, Lot 63 in Assessor's Block 123 - Request for authorization of Conditional Use under Sections 723.42 and 710.42 of the City Planning Code to establish a full-service restaurant within a commercial retail establishment in an NC-1 (Neighborhood Commercial Cluster) district, within one-quarter mile from the Polk Street Neighborhood Commercial District.

3:20 - 3:23 P.M. I.B.251 - 280
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11503 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

16. 88.454C (Lord)
1450 VAN NESS AVENUE, east side between Austin and Pine Streets, Lot 11 in Assessor's Block 667 - Request for authorization of Conditional Use to locate a small coffee shop, defined as a fast food establishment, in a furniture showroom to serve store patrons in a C-2 (Community Business) district and interim Van Ness Avenue RC-4 (Mixed Residential-Commercial Combined, High Density) district.

3:23 - 3:30 P.M. I.B.282 - 360
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11504 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 3:30 TO 3:55 P.M.

17. 88.318EC (Hood)
1300 BLOCK OF THOMAS AVENUE, north side between Ingalls and Jennings Streets, Lots 14, 24, and 25 in Assessor's Block 4808 - Request for authorization of Conditional Use to construct seven dwelling units in an M-1 (Light Industrial) district.
- 3:55 - 4:15 P.M. I.B.361 - 646
Speakers: 1. Bruce Baumann - project sponsor's representative. 2. Martin Gaehwiler - project sponsor.
APPROVED WITH AMENDED CONDITIONS (I.E. ADDITIONAL CONDITION ON SOILS TEST), MOTION #11505 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
18. 88.567C (Casey)
1459-1461 THOMAS AVENUE, between Jennings and Keith Streets, Lot 22 in Assessor's Block 4809 - Request for authorization of Conditional Use to expand a residential care facility from six to eight persons in an RH-1(D) (House, One-Family Detached Dwellings) district.
- 4:15 - 4:20 P.M. I.B.647 - 735
Speaker: Susana Faagau - project sponsor.
APPROVED WITH CONDITIONS, MOTION #11506 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
19. 88.561C (Casey)
2332 BAKER STREET, southeast corner of Broadway, Lot 12 in Assessor's Block 963 - Request for authorization of Conditional Use to add four off-street parking spaces to an existing one-car garage for a total of five off-street parking spaces in an RH-1(D) (House, One-Family Detached Dwellings) district. A variance for curb cut and garage door entrance width will also be required.
- 4:20 - 4:25 P.M. I.B.737 - II.A.003
Speaker: Werner Martin - project sponsor.
APPROVED WITH CONDITIONS, MOTION #11507 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
20. 88.506EVSC (Casey)
2447 - 19TH AVENUE, west side between Taraval and Ulloa Streets, Lot 36 (formerly Lot 9) in Assessor's Block 2406 - Request for authorization of Conditional Use to expand a residential care facility from six to 12 beds in an RH-1(D) (House, One-Family Detached Dwellings) district.
- 4:25 - 4:30 P.M. II.A.005 - 050
Speaker: Arameta Perel - agent for sponsor.
APPROVED WITH CONDITIONS, MOTION #11508 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

21. 88.523D (Casey)
50 PHELAN AVENUE (San Francisco City College), northeast corner of Ocean Avenue, Lot 10 in Assessor's Block 667 - Request for Discretionary Review of Building Permit Application No. 8809163 proposing erection of a Ground Level Parabolic Dish Receiving and Transmitting Antenna outside the Creative Arts building in a P (Public Use) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

4:30 - 4:35 P.M.

II.A.052 - 113

Speaker: Philip Brown - City College Broadcasting Department.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

22. 88.501D (Casey)
3838 CALIFORNIA STREET, north side between Cherry Street and Arguello Boulevard, Lot 54 in Assessor's Block 1015 - Request for Discretionary Review of Building Permit Application No. 8808014 proposing erection of a Roof Top Satellite Dish Antenna for Children's Hospital in an RM-2 (Mixed Residential, Moderate Density) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

4:35 - 4:55 P.M.

II.A.115 - 295

Speakers: 1. Steven Rogers - Children's Hospital, Director of Property Management. 2. Dennis Vigren.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 4:55 TO 5:10 P.M.

5:00 P.M.

23. 88.609T (Ghosh)
AMENDMENTS TO THE NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of amendments to demolition provisions (Section 511) of the Neighborhood Conservation Interim Controls, adopted by the City Planning Commission on September 29, 1988, to: (1) prohibit the demolition of two-family structures when replaced with the same number of units, and allow the demolition of one-family structures only when replaced with a one-family structure; and (2) exempt from the demolition provisions single and two-family residential buildings or portions thereof which are noncomplying structures and are located in the required rear yard, established in Section 134 of the City Planning Code. The Commission may make modifications to these amendments as currently proposed. Copies of the draft ordinance are available at the Department of City Planning, 450 McAllister Street, 4th Floor, and the Zoning and Information Counter, 5th Floor. For information on the above proposal, please call 558-6304.

Item #88.609T (Cont)

5:13 - 6:45 P.M.

II.A.299 - II.B.715

Items 23 and 24 were heard together.

Speakers: 1. Joe O'Donoghue - Residential Builders Association. 2. Edith McMillan. 3. Carl Ernst. 4. Dorothy McDougall - Parkside District Improvement Club. 5. Carol Taylor - Neighbors of the Excelsior. 6. Rose Tai. 7. Margaret Sigel - SPEAK. 8. Mary Anne Miller.

PASSED MOTION OF INTENT TO APPROVE AMENDMENT PROHIBITING DEMOLITION OF TWO-FAMILY BUILDINGS IF REPLACED BY TWO-FAMILY STRUCTURES

VOTE: 4-2

VOTING NO: COMMISSIONERS DICK AND JOHNSON

The Commission did not act on the proposed amendment to allow the demolition of noncomplying structures located in required rear yards.

24.

(Bateson)

Consideration of Resolution recommending to the Board of Supervisors to enact legislation related to housing affordability and tenant issues, and Consideration of Resolution recommending legislation on Building Code issues and enforcement and penalties.

5:13 - 6:45 P.M.

II.A.299 - II.B.715

Items 23 and 24 were heard together.

APPROVED HOUSING AFFORDABILITY AND TENANT ISSUES LEGISLATION, RESOLUTION #11509

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

APPROVED BUILDING CODE ISSUES AND ENFORCEMENT/PENALTIES LEGISLATION, RESOLUTION #11510

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 6:45 TO 7:20 P.M.

7:00 P.M.

25. 86.505E

(Oshima)

MISSION BAY, the area bounded by Townsend, China Basin, Mariposa and Seventh Streets - Public hearing on the Draft Environmental Impact Report for a proposed mixed use development of office, retail, housing, industrial and open space with many transportation improvements, requiring amendments to the San Francisco Master Plan, Zoning Map and City Planning Code. Another public hearing is scheduled for November 10, 1988. Copies of the Draft Environmental Impact Report are available for public review and comment at the Department of City Planning, 450 McAllister Street.

NOTE: This hearing will focus on the following topics: Transportation, air quality, noise, energy, hydrology and water quality, community services, vegetation and wild life, hazardous wastes, geology and seismicity.

THIS HEARING IS LIMITED TO TWO HOURS IN LENGTH.

(Continued from Regular Meeting of October 6, 1988)

Item #86.505E (Cont)

7:30 - 8:20 P.M.

II.B.731 - III.A.567

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Neil Gendel - Sierra Club, San Francisco Tomorrow, Mission Bay Clearinghouse. 2. Mike Vandeman. 3. Abby Cohen - Child Care Law Center. 4. Scott Morrical - Golden Gate Audubon Society. 5. Richard Moss - Potrero Boosters and Merchants. 6. Betty Boatright - Mission Creek Harbor Association. 7. Ruth Gravanis - Sierra Club Conservation Committee. 8. Bob Isaacson. 9. Jim Augustino.
CONTINUED TO NOVEMBER 10, 1988.

Adjourned: 8:20 P.M.

CPC 334

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 3, 1988
ROOM 282, CITY HALL
3:00 P.M.

DOCUMENT NO. 11
DEC 15 1988
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PRESENT: Commissioners Bierman, Boldridge, Dick and Hu.

ABSENT: Commissioners Engmann, Morales and Nothenberg.

NOTE: THE MEETING WILL BEGIN AT 3:00 P.M. INSTEAD OF 1:30 P.M.

3:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 3:15 P.M.

Staff in attendance: Robert Passmore - Zoning Administrator, Mike Berkowitz, William Self, Gerald Green, Jim Miller and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

Mr. Passmore reported on a proposed demolition of a gas station at Burnett Avenue and Portola Street.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

Speakers: 1. Mary Anne Miller (SPEAK) - Future data on demolitions of single family homes. 2. Carol Taylor - Neighbors of the Excelsior. 3. Margaret Sigel - Notice of commercial demolitions and residential demolitions in the Sunset.

D. ITEMS TO BE CONTINUED

1. 87.601E/87.687E (Roos)
1045 MASON STREET, west side between Malvina Place and Ewer Place, AND 1130 SACRAMENTO STREET, Lots 2, 4 and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall, seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires

Item #87.601E/87.687E (Cont)

Conditional Use authorization. The project has been revised to include 20 market rate units at 1045 Mason Street, instead of 31 elderly units, and 30, not 32, parking spaces. The project has been revised at 1130 Sacramento Street to provide four, not seven, units. (Continued from Regular Meeting of October 13, 1988)
(Proposed for continuation to November 17, 1988)

CONTINUED TO DECEMBER 1, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

2. 87.601CE

(Badiner)

1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units reserved for elderly occupants and 30 parking spaces. The project has been revised to eliminate the requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use.

(Continued from Regular Meeting of October 13, 1988)

(Proposed for continuation to November 17, 1988)

CONTINUED TO DECEMBER 1, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

3. 87.687CEV

(Badiner)

1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing four dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project.

(Continued from Regular Meeting of October 13, 1988)

(Proposed for continuation to November 17, 1988)

CONTINUED TO DECEMBER 1, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

4. 87.687CEV

(Badiner)

1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for Rear Yard Variance to construct a seven-story, 65-foot high building in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District which would extend 11 feet into the required rear yard, leaving an open rear yard 5 feet deep. The Planning Code requires a

Item #87.687CEV (Cont)

rear yard of 16 feet. The Zoning Administrator will hold a combined hearing with the City Planning Commission on this project.

NOTE: APPLICATION WITHDRAWN BY PROJECT SPONSOR. PROJECT MODIFIED TO MEET REAR YARD REQUIREMENTS.

(Continued from Regular Meeting of October 13, 1988)

(Proposed for continuation to November 17, 1988)

CONTINUED TO DECEMBER 1, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

5. 87.471ED (Berkowitz)
1099 MISSISSIPPI STREET, east side between 24th and 25th Streets, Lot 8A in Assessor's Block 4224 - Discretionary Review of Building Permit Application No. 8709427 for the CONSTRUCTION OF A THREE-STORY WAREHOUSE in an M-1 (Light Industrial) district.
(Continued from Special Meeting of September 19, 1988)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

E. CONSIDERATION OF FINDINGS AND FINAL RESOLUTION; PUBLIC HEARING CLOSED

6. 88.609T (Ghosh)
AMENDMENTS TO THE NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of final language to APPROVE the amendments to demolition provisions (Section 511) of the Neighborhood Conservation Interim Controls, adopted by the City Planning Commission on September 29, 1988, to prohibit the demolition of two-family structures when replaced with the same number of units and allow the demolition of one-family structures only when replaced with a one-family structure. Copies of the draft ordinance are available at the Department of City Planning, 450 McAllister Street, 4th Floor, and the Zoning and Information Counter, 5th Floor. For information on the above proposal, please call 558-6304.
(Public Hearing Closed and Continued from Regular Meeting of October 27, 1988)

CONTINUED TO NOVEMBER 10, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

F. REGULAR CALENDAR

7. (Passmore)
1200 EDDY STREET, northwest corner of Laguna Street, Lot 28 in Assessor's Block 735 - Consideration of variances from lot coverage and distance between building walls provisions of the Redevelopment Plan for Western Addition Approved Redevelopment Project Area A-1 requested for a proposed project in an M-4 (Medium Density Residential) Use District under said Plan. The plan permits the Redevelopment Agency to grant variances from these provisions of the

Item #7 (Cont)

Plan after review and approval by the City Planning Commission. The proposed project consists of a multi-unit residential project on a former supermarket site.

3:40 - 4:05 P.M.

I.A.290 - 643

Speakers: 1. Tom Conrad - San Francisco Redevelopment Agency. 2. Thomas Mah - senior architect, San Francisco Redevelopment Agency, 3. Art Zanello - project sponsor. 4. Ronald Tom - project architect. 5. Elena Branick - San Francisco Redevelopment Agency.

PASSED MOTION TO APPROVE VARIANCES

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

8. 88.314D

(Berkowitz)

1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Request for Discretionary Review of Building Permit Application No. 8806682-S for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of October 6, 1988)

CONTINUED TO DECEMBER 15, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

9. 88.388D

(Berkowitz)

2525 LYON STREET, northeast corner at Presidio Avenue, Lot 6 in Assessor's Block 956A - Request for Discretionary Review of Building Permit Application No. 8805304 for an EXTENSION OF THE THIRD FLOOR, REPLACEMENT OF DECK AND A NEW FIRE ESCAPE in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO ACTION REQUIRED.

10. 88.478D

(Berkowitz)

101 BACHE STREET, southeast corner at Benton Avenue, Lot 20 in Assessor's Block 5825 - Request for Discretionary Review of Building Permit Application No. 8803017 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

4:05 - 4:20 P.M.

I.A.645 - I.B.040

Items 10 - 12 were heard together.

Speakers: 1. Bruce Baumann - project sponsor's representative. 2. Terry Milne.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

11. 88.696D (Berkowitz)
105 BACHE STREET, east side between Benton Avenue and Ellsworth Street, Lot 19 in Assessor's Block 5825 - Request for Discretionary Review of Building Permit Application No. 8803019 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
4:05 - 4:20 P.M. I.A.645 - I.B.040
Items 10 - 12 were heard together. See Item 10 for speakers.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 4-0
ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG
12. 88.480D (Berkowitz)
107 BACHE STREET, east side between Benton Avenue and Ellsworth Street, Lot 18 in Assessor's Block 5825 - Request for Discretionary Review of Building Permit Application No. 8803022 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
4:05 - 4:20 P.M. I.A.645 - II.B.040
Items 10 - 12 were heard together. See Item 10 for speakers.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 4-0
ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG
13. 87.664E (Self)
ISLAIS CREEK TRANSPORT/STORAGE PROJECT - Appeal of Preliminary Negative Declaration to construct underground transport facilities in Barneveld Avenue and the old Western-Pacific Railroad right-of-way to capture wet-weather combined sewage overflows as mandated by the Regional Water Quality Control Board. The project would also connect proposed facilities to the existing sewerage system, transport flows and to the southeast treatment plant.
(Continued from Regular Meeting of October 13, 1988)
4:20 - 4:37 P.M. I.B.040 - 212
Speaker: Larry Chew - appellant's representative.
DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11511 VOTE: 4-0
ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG
14. 88.510C (Green)
6099 GEARY BOULEVARD, northeast corner of 25th Avenue, Lots 35 and 36 in Assessor's Block 1520 - Request for authorization of Conditional Use to establish an AUTOMOBILE SALES COMMERCIAL ACTIVITY as defined by Section 790.12 of the City Planning Code within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to install a used car sales lot with an office approximately 100 square feet in size on the existing vacant lots approximately 5,800 square feet in size.

Item #88.510C (Cont)

4:38 - 5:03 P.M.

I.B.213 - 545

Speakers: 1. Alianaghi Rasooli - project sponsor. 2. Edith McMillan.
DISAPPROVED, MOTION #11512

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

15. 88.590C

(Green)

2323 AND 2329 IRVING STREET, south side between 24th and 25th Avenues, Lot 40 in Assessor's Block 1779 - Request for authorization of Conditional Use to allow two separate commercial spaces to be merged for a new single commercial tenant occupying over 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel two separate commercial spaces formerly occupied by a retail store and a real estate office to contain a single tenant (American Savings and Loan Association) approximately 6,000 square feet of floor area.

5:03 - 5:20 P.M.

I.B.546 - II.A.021

Speakers: 1. Barry Pearl (con-ATM). 2. Pat Hallinan - project sponsor's representative. 3. Jon Twichell - project sponsor's representative.

APPROVED WITH ADDITIONAL CONDITIONS (RE: IF ATM CREATES TRAFFIC PROBLEMS, IT WOULD BE BROUGHT TO COMMISSION),
MOTION #11513

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

THE COMMISSION TOOK A RECESS FROM 5:20 TO 5:42 P.M.

16. 88.572C

(Green)

544-A CASTRO STREET, west side between 18th and 19th Streets, Lot 7 in Assessor's Block 2695 - Request for authorization of Conditional Use to convert an existing second floor dwelling unit to a LARGE INSTITUTION as defined by Section 790.50 of the City Planning Code within the Castro Street Neighborhood Commercial District. The proposal is to remodel the existing vacant second floor dwelling unit to establish a social service for gay men infected with ARC or AIDS virus.

CONTINUED TO NOVEMBER 17, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

17. 88.559ET

(Miller)

Consideration of Board of Supervisors' initiated amendments to Sections 136 and 136.1 and addition of Section 136.4 to the City Planning Code to permit awnings on nonconforming uses in Residential and Neighborhood Commercial Districts (Board File No. 115-88-10).

CONTINUED TO NOVEMBER 17, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

18. 88.438C (Miller)
1253-1257 FULTON STREET, south side between Scott and Divisadero Streets, Lot 22 in Assessor's Block 1181 - Request for authorization of Conditional Use for a FOURTH DWELLING UNIT on a lot with 6,700 square feet, when 1,000 square feet of lot area are required, in an RH-3 (House, Three-Family) district.

6:15 - 6:50 P.M.

II.A.336 - II.B.065

Speaker: Lois Behnke - American Canvas Products (pro).

CONTINUED TO NOVEMBER 17, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

19. 88.419C (Miller)
1301 REVERE AVENUE, southwest corner at Ingalls Street, Lot 1 in Assessor's Block 4788 - Request for authorization of Conditional Use for expansion of an existing RESIDENTIAL CARE FACILITY from six to 12 residents in an RH-2 (House, Two-Family) district.

5:42 - 6:10 P.M.

II.A.025 - 315

Speakers: 1. Milton Nun (con). 2. Tanya Banks - project sponsor's representative. 3. Lawrence Bailey (con).

CONTINUED TO NOVEMBER 17, 1988

VOTE: 4-0

ABSENT: COMMISSIONERS ENGMANN, MORALES AND NOTHENBERG

Adjourned: 6:50 P.M.

SF
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#21
11/10/88

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 10, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENT NO.
DEC 15 1988
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Program, Amit Ghosh, Betsy Bateson, Jim Miller, Vincent Marsh, Sharon Rogers, Angelica Chiong, Jim Nixon, Barbara Sahm, Alec Bash and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. Informational presentation on Trinity Plaza, a proposed mixed use development consisting of apartments, office and retail space, open space and parking located on the corner extending from Market to Mission Streets at Eighth Street (1169 Eighth Street).

1:50 - 2:58 P.M. I.A. 004 - I.B. 050
Speakers : 1. Robert Arrigoni - project architect. 2. Roger Malek - project architect. 3. Jack Allen - Service Employees Local 14. 4. Joe Kaufman - North of Market Planning Coalition. 5. Nancy Russell - North of Market Planning Coalition. 6. John Elberling. 7. John Bardis - Inner Sunset Action Committee. 8. Michael Levin.

PRESENTATION COMPLETED. NO ACTION REQUIRED.

The Commission asked the Department to prepare the height rezoning of the Mid-Market street area for consideration and initiation.

B. COMMISSIONERS' QUESTIONS AND MATTERS

2:58 - 3:23 P.M. I.B. 051 - 312

Commissioner Engmann inquired about the status of the Housing Element revisions. Mr. Macris reported that the Mayor had appointed a Housing Task Force to draft housing policy for the City Commission. Engmann requested a presentation discussion by the Task Force with the Commission.

B. COMMISSIONERS' QUESTIONS AND MATTERS (Cont)

Commissioner Bierman inquired about a project on Ulloa Street between 38th and 39th Avenues. Mr. Passmore reported that the project originally approved as a Planned Unit Development was built in part as single family homes then, a portion of the undeveloped land was sold and subdivided for single family development, thereby leaving the existing single family homes without adequate common open space. The Commission requested that the case be bought to them.

C. PUBLIC COMMENT

3:23 - 3:22 P.M.

I.B. 313 - 434

Speakers: 1. John Bardis - hearings on Planning Department's response to Association of Bay Area Governments housing needs estimates. 2. Claire Pilcher - preapplication notice procedure on residential projects.

D. ITEMS TO BE CONTINUED

2. 88.598C (Green)
1698 FELL STREET, northeast corner of Masonic Avenue, Lot 19 in Assessor's Block 1208 - Request for authorization of Conditional Use to extend the termination date of a nonconforming Auto Service Station within an RM-2 (Mixed Residential, Moderate Density) district. The proposal is to extend the termination date of the service station from June 6, 1990 to June 6, 1995; an extension of five (5) years.
(Proposed for continuation to November 17, 1988)

CONTINUED TO NOVEMBER 17, 1988

VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 88.609T (Ghosh)
AMENDMENTS TO THE NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of final language to APPROVE the amendments to demolition provisions (Section 511) of the Neighborhood Conservation Interim Controls, adopted by the City Planning Commission on September 29, 1988, to prohibit the demolition of two-family structures when replaced with the same number of units and allow the demolition of one-family structures only when replaced with a one-family structure. Copies of the draft ordinance are available at the Department of City Planning, 450 McAllister Street, 4th Floor, and the Zoning and Information Counter, 5th Floor. For information on the above proposal, please call 558-6304.
(Public Hearing Closed and Continued from Regular Meeting of November 3, 1988)

APPROVED, RESOLUTION #11514
VOTING NO: COMMISSIONERS DICK AND JOHNSON

VOTE: 5-2

The Commission took a recess from 3:40 to 3:58 P.M.

F. REGULAR CALENDAR

4. 88.297ESC (Miller)
1726, 1754 AND 1760 ALABAMA STREET, northwest corner at Ripley Street, Lots 5, 5A, 5B, and 6 in Assessor's Block 5542 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for the resubdivision of four parcels into ten lots, the construction of eight new one-family dwellings (with the retention of two existing one-family dwellings) requiring exceptions from the otherwise-applicable standards for lot coverage (as a function of front setback and rear yard measurements) and for permitted obstructions in required open areas (decks in rear yards) in an RH-1 (House, One-Family) district and within the Bernal Heights Special Use District.
(Continued from Regular Meeting of October 6, 1988)
- 3:58 - 4:17 P.M. I.B. 551 - II.A. 045
Speakers: 1. Stephen Antonaros - project architect.
PASSED MOTION OF INTENT TO DISAPPROVE, FINAL LANGUAGE ON
NOVEMBER 17, 1988 VOTE: 6-0
ABSENT: COMMISSIONER BOLDRIDGE
5. 88.244L (J. Malone)
1400 FELL STREET AND 1509-1555-1559 HAYES STREET, south side between Lyon and Baker Streets, Lots 2 and 3 in Assessor's Block 1206 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the complex known as Southern Pacific Company Hospital (Harkness Hospital) as a landmark.
(Continued from Regular Meeting of October 27, 1988)
- 4:20 - 4:25 P.M. II.A. 059 - 115
Speakers: 1. Anne Bloomfield - Landmarks Preservation Advisory Board. 2. John Stewart - project sponsor.
APPROVED, RESOLUTION #11515 VOTE: 6-0
ABSENT: COMMISSIONER BOLDRIDGE
6. 88.108EC (Rogers)
1509-1555-1599 HAYES STREET, south side between Lyon and Baker Streets, Lots 2 and 3 in Assessor's Block 1206 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT on a site of approximately 2.5 acres which would permit CONSTRUCTION OF UP TO 36 DWELLING UNITS WITHIN EXISTING REHABILITATED BUILDINGS and a parking structure. Exceptions are required to Sections 134 and 135 of the City Planning Code regarding provision of rear yards and the manner of meeting open space requirements. The conditional use is also required for Sections 159 and 209.7(c) regarding the construction of an off-street parking facility on Lot 3 in Assessor's Block 1206 which is not located on the same lot as the residential development.
(Continued from Regular Meeting of October 27, 1988)

Item #88.108EC (Cont)

4:20 - 4:50 P.M.

II.A. 059 - 403

Speakers: 1. John Stewart - project sponsor. 2. Paul Schwartz - project architect. 3. Stephen Taber - attorney for project sponsor. 4. Dan Dubin (pro). 5. Jean Kortum - Landmarks Preservation Advisory Board.

APPROVED WITH AMENDED CONDITIONS (i.e. building permit application issuance must await certificate of appropriateness),
MOTION #11516

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

7. 88.583C

(Chiong)

3329 - 24TH STREET, south side between Bartlett and Mission Streets, Lot 25 in Assessor's Block 6516 - Request for authorization of Conditional Use to install a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the City Planning Code within the 24th Street-Mission Neighborhood Commercial District. The proposal is to establish a bakery with seating for up to 16 persons in approximately 767 square feet of floor area.

5:15 - 5:17 P.M.

II.A. 817 - II.B. 022

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11517

VOTE: 7-0

8. 88.266D

(Nixon)

552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Discretionary Review of Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-2 (House, Two-Family) district within the Richmond/Sunset Special Use District.

(Continued from Regular Meeting of October 27, 1988)

4:50 - 5:15 P.M.

II.A. 420 - 816

Speakers: 1. Van Lee - project designer. 2. Jonathan Bulkley - Planning Association for the Richmond (con). 3. Don Der - project sponsor.

The Commission unanimously passed a motion to allow Commissioner Boldridge to abstain.

PASSED MOTION OF INTENT TO APPROVE, FINAL LANGUAGE ON
NOVEMBER 17, 1988

VOTE: 5-0

ABSENT: COMMISSIONER HU

ABSTAINED: COMMISSIONER BOLDRIDGE

9. 88.402D (Nixon)
2306 LAKE STREET, north side between 24th and 25th Avenues, Lot 11 in Assessor's Block 1334 - Request for Discretionary Review of Building Permit Application No. 8805218 proposing alterations resulting in the addition of a bedroom and bathroom on top of a garage currently under construction and elimination of a half bath. The structure is in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:17 - 6:40 P.M.

II.B. 023 - III.A. 166

8:10 - 8:15 P.M.

III.B. 355 - 454

Speakers: 1. Bill Mackey - project sponsor's attorney. 2. Ed Power - project sponsor's attorney. 3. Claire Pilcher - attorney for Discretionary Review requestors. 4. Tom Hui - project engineer. 5. Dr. Patricia Garfield (con). 6. Ann Carney (con). 7. Dick Carney (con). 8. Bill Helveston (con) 9. Van Nason (con). 10. Jonathan Bulkley (con). 11. Michael Hallett - architect for Discretionary Review requestors. 12. John Hung - project architect.

PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL LANGUAGE ON
NOVEMBER 17, 1988 VOTE: 7-0

10. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 27, 1988)
a) Consideration of Discretionary Review
b) Discretionary Review hearing

CONTINUED TO JANUARY 19, 1989

VOTE: 7-0

The Commission took a recess from 6:40 to 6:53 P.M.

11. 87.839D (Nixon)
5522 CALIFORNIA STREET, north side between 17th and 18th Avenues, Lot 21 in Assessor's Block 1377 - Discretionary Review of Demolition Permit Application No. 8716803 and Building Permit Application No. 8716802 proposing demolition of a one-story over garage single family structure and construction of a three-story over garage, three-family structure in an RM-1 (Mixed Residential, Low Density) district, allowing one unit per 800 square feet of lot area within a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 27, 1988)

Item #87.839D (Cont)

6:53 - 7:12 P.M.

III.A. 173 - 414

Speakers: 1. Kenny Lui - project sponsor's representative. 2. Jonathan Bulkley (con).

APPROVED WITH CONDITIONS, (additional condition concerning tenant protections consistent with Rent Law), MOTION #11518 VOTE: 7-0

12. 88.552D

(Nixon)

1789-1791 - 9TH AVENUE, west side between Moraga and Noriega Streets, Lot 14 in Assessor's Block 2040 - Request for Discretionary Review of Demolition Permit Application No. 8808833 proposing demolition of the existing two-story, two dwelling unit structure without parking. A building permit for the replacement building has been issued by City and is currently under appeal. The lot is in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

7:12 - 8:10 P.M.

III.A. 415 - III.B. 354

Speakers: 1. Lorraine Lucas - Golden Gate Heights Association (con).

2. Joe O'Donoghue (pro). 3. Edith McMillan (con). 4. John Bardis -

Inner Sunset Action Committee (con). 5. Roland Addad - Discretionary

Review requestor. 6. Martin Lawler - project sponsor. 7. Sara Laird

(con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-1

VOTING NO: COMMISSIONER BOLDRIDGE

CONTINUED TO DECEMBER 15, 1988

VOTE: 7-0

The Commission took a recess from 8:16 to 8:30 P.M.

5:30 P.M.

13. 86.505E

(Oshima)

MISSION BAY, the area bounded by Townsend, China Basin, Mariposa and Seventh Streets - Public hearing on the Draft Environmental Impact Report for a proposed mixed use development of office, retail, housing, industrial and open space with many transportation improvements, requiring amendments to the San Francisco Master Plan, Zoning Map and City Planning Code. Copies of the Draft Environmental Impact Report are available for public review and comment at the Department of City Planning, 450 McAllister Street.

(Continued from Regular Meeting of October 27, 1988)

NOTE: This hearing will focus on the following topics: housing and population, employment, land use and business activity and growth inducement.

THE HEARING WILL BE LIMITED TO TWO HOURS IN LENGTH.

Item #86.505E (Cont)

8:30 - 10:00 P.M.

III.B. 459 - IV.B. 098

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Gary Widman - H&H Ship Service Company. 2. Mohammed Al-Kareem - Bayview Merchants Association. 3. Thomas Thompson - Associated General Contractors of California. 4. Michael McGill - SPUR. 5. Tricia James - South of Market Business Association. 6. Ruth Gravanis - Mission Bay Clearinghouse. 7. Arthur Feinstein - Audubon Society. 8. Arden Smith - Potrero Boosters and Merchants. 9. Ellen Kernaghan. 10. Dale Freeman. 11. Gary Shawley. 12. Nancy Mederhauser. 13. Jim Firth - Potrero League of Active Neighbors. 14. Howard Strassner - Coalition for San Francisco Neighborhoods. 15. David Jones - San Franciscans for Reasonable Growth. 16. Alan Raznick - San Franciscans for Reasonable Growth. 17. John Elberling. 18. John Bardis. 19. Norman Rolfe - San Francisco Tomorrow.

PASSED MOTION TO CLOSE PUBLIC HEARING

VOTE: 7-0

Adjourned: 10:00 P.M.

CPC 340

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11/15/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
NOVEMBER 15, 1988
ROOM 282, CITY HALL
5:00 P.M.

DOCUMENTS DEPT.

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

5:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 5:15 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Jim Nixon and Lori Yamauchi - Administrative Secretary.

- A. DIRECTOR'S REPORT
- B. COMMISSIONERS' QUESTIONS AND MATTERS
- C. PUBLIC COMMENT
- D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 1. 88.396D (Berkowitz)
66 WAWONA STREET, west side between Taraval and Ulloa Streets, Lot 14 in Assessor's Block 2919-A - Consideration of final language to APPROVE Building Permit Application No. 8716767 for the ADDITION OF A STORY TO AN EXISTING SINGLE-STORY OVER GARAGE HOUSE in an RH-1 (House, One-Family) district.
(Public Hearing Closed)

APPROVED WITH CONDITIONS, MOTION #11519
ABSENT: COMMISSIONER JOHNSON

VOTE: 6-0

E. REGULAR CALENDAR

- 2. 88.651D (Nixon)
563 - 39TH AVENUE, west side between Geary Boulevard and Anza Street, Lot 11 in Assessor's Block 1505 - Consideration of request for Discretionary Review of Demolition Permit Application No. 8716963 and Building Permit Application No. 8716776 proposing demolition of a two-story single family structure without parking and construction of a two-story single family structure over parking in an RH-2 (House, Two-Family) district.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing

Item #88.651D (Cont)

5:20 - 5:48 P.M.

I.A.033 - 373

Speakers: 1. John Seto. 2. Mary Hanni - project architect. 3. Lee Heidhues (con).

CONTINUED TO DECEMBER 1, 1988

VOTE: 7-0

3. 88.511D

(Berkowitz)

4030 - 21ST STREET, north side between Diamond and Collingwood Streets, Lot 7A in Assessor's Block 2751 - Request for Discretionary Review of Building Permit Application No. 8808237 proposing a VERTICAL EXTENSION to a single-family house in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

5:50 - 6:11 P.M.

I.A.374 - 739

Speakers: 1. Richard Krieg - Discretionary Review requestor. 2. David Medlin (con). 3. Jane Williams (cob) 4. Paul McGinty - project sponsor. 5. John Cody - project sponsor.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 4-3

VOTING NO: COMMISSIONERS ENGMANN, HU AND JOHNSON

PASSED MOTION OF INTENT TO APPROVE WITH CHANGES, FINAL LANGUAGE ON DECEMBER 1, 1988

VOTE: 5-2

VOTING NO: COMMISSIONERS ENGMANN AND JOHNSON

4. 88.521D

(Berkowitz)

50 CLIFFORD TERRACE, north side between Upper Terrace and Roosevelt Way, Lot 20 in Assessor's Block 2618A - Request for Discretionary Review of Building Permit Application No. 8807630 proposing to RAISE A HOUSE AND ADD A NEW GARAGE AND APARTMENT UNIT in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

APPLICATION WITHDRAWN. NO ACTION REQUIRED.

5. 88.424D

(Berkowitz)

4549 - 20TH STREET, south side between Douglass and Eureka Streets, Lot 45 in Assessor's Block 2749 - Request for Discretionary Review of Building Permit Application No. 8806112 proposing to ADD A DINING ROOM to a single-family house in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

6:12 - 6:13 P.M.

I.A.745 - 805

No public testimony received.

CONTINUED TO DECEMBER 1, 1988

VOTE: 7-0

6. 88.482D (Berkowitz)
768 EL CAMINO DEL MAR, north side near Seacliff Avenue, Lot 6 in Assessor's Block 1307 - Request for Discretionary Review of Building Permit Application No. 8807083 proposing to REPLACE A CLOSED PORCH WITH AN OPEN PORCH AND TO EXTEND A SECOND-STORY BEDROOM of a structure in an RH-1(D) (House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

6:16 - 7:12 P.M.

I.A.810 - I.B.713

Speakers: 1. Mrs. Alvin Cohn (con). 2. Richard Chasen - project sponsor. 3. Mrs. Cardos (con). 4. Michael Burke - attorney for project sponsor. 5. Alan Fleming - project architect.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER BOLDRIDGE

Adjourned: 7:12 P.M.

CPC 348

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SAN FRANCISCO
PUBLIC LIBRARY

OF THE
- SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 17, 1988
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:45 P.M.

Staff in attendance: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Barbara Sahm, Catherine Bauman, Jim McCormick, Gerald Green, Larry Badiner, Inge Horton, Mary Gallagher, Jim Miller, Susana Montana and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Kessler)
Consideration of Resolution to extend the Personal Services Contract with the University of California, Berkeley, for Proposition K (Sunlight/Shadow) Study to January 31, 1989.

APPROVED, RESOLUTION #11520

VOTE: 7-0

Ms. Sahm transmitted the Mission Bay Citizen's Alternative (Alternative C), prepared by the Mission Bay Clearinghouse, to the Commission.
Mr. Passmore reported on items pending before the Board of Supervisors and actions on appeals of Commission decisions to the Board of Permit Appeals.

B. COMMISSIONERS' QUESTIONS AND MATTERS

C. PUBLIC COMMENT

Speakers: 1. John Bardis - Five major industries in San Francisco. 2. Kelly Cullen - Children's Playground in the Tenderloin.

- 1a. 88.297ESC (Miller)
1726, 1754 AND 1760 ALABAMA STREET, northwest corner at Ripley Street, Lots 5, 5A, 5B, and 6 in Assessor's Block 5542 - Consideration of final language to DISAPPROVE the authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for the resubdivision of four parcels into ten lots, the construction of eight new one-family dwellings (with the retention of two existing one-family dwellings) requiring exceptions from the otherwise-applicable standards for lot coverage (as a function of front setback and rear

Item #88.297ESC (Cont)

yard measurements) and for permitted obstructions in required open areas (decks in rear yards) in an RH-1 (House, One-Family) district and within the Bernal Heights Special Use District.

(Public Hearing Closed and Continued from Regular Meeting of November 10, 1988)

The Commission unanimously passed a motion to allow Commissioner Boldridge to abstain.

DISAPPROVED, MOTION #11521

VOTE: 6-0

ABSTAINED: COMMISSIONER BOLDRIDGE

- 1b. 88.266D (Nixon)
552 - 4TH AVENUE, east side between Anza and Balboa Streets, Lot 28 in Assessor's Block 1546 - Consideration of final language to APPROVE Building Permit Application No. 8707460 proposing the addition of one story and one dwelling unit to the existing two-story over garage single family structure in an RH-2 (House, Two-Family) district within the Richmond/Sunset Special Use District.
(Public Hearing Closed and Continued from Regular Meeting of November 10, 1988)

The Commission unanimously passed a motion to allow Commissioners Boldridge and Hu to abstain.

APPROVED WITH CONDITIONS, MOTION #11522

VOTE: 5-0

ABSTAINED: COMMISSIONERS BOLDRIDGE AND HU

- 1c. 88.402D (Nixon)
2306 LAKE STREET, north side between 24th and 25th Avenues, Lot 11 in Assessor's Block 1334 - Consideration of final language to APPROVE Building Permit Application No. 8805218 proposing alterations resulting in the addition of a bedroom and bathroom on top of a garage currently under construction and elimination of a half bath. The structure is in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.
(Public Hearing Closed and Continued from Regular Meeting of November 10, 1988)

APPROVED WITH CONDITIONS, MOTION #11523

VOTE: 7-0

D. ITEMS TO BE CONTINUED

2. 87.674CC (Gallagher)
3349 - 18TH STREET, corner of Capp Street, Lot 65 in Assessor's Block 3590 - Request for authorization of Conditional Use under Section 303(e) to remove Condition No. 2 from Resolution No. 11209, having to do with limiting the authorization for a restaurant to a specific party in an RH-3 (House, Three-Family) district within a Limited Commercial Nonconforming Use and a quarter mile from the Valencia Street Neighborhood Commercial District.
(Proposed for continuation to December 1, 1988)

CONTINUED TO DECEMBER 1, 1988

VOTE: 7-0

E. REGULAR CALENDAR

3. 84.308E (Bauman)
897 CALIFORNIA STREET, CALIFORNIA-POWELL CONDOMINIUMS, southeast corner of California and Powell Streets, Lot 16 in Assessor's Block 256 - Certification of the Final Supplemental Environmental Impact Report for the proposed construction of a 16-unit condominium building with a 90-foot portion and a 64-foot portion.

2:15 - 2:30 P.M.

I.A.357 - 541

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

APPROVED CERTIFICATION, MOTION #11525

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

4. 85.463E (McCormick)
SOUTH OF MARKET AREA REZONING, Area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center, and including Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789 - Public hearing on the Draft Environmental Impact Report for proposed text and zoning map amendments to the City Planning Code to reclassify portions of the property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Nighttime Entertainment (NED), and South of Market Base Districts; reclassify Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-U, 80-K, 85-X, 40-X/85-B, 130-E or OS.
(Continued from Regular Meeting of October 20, 1988)

2:30 - 3:05 P.M.

I.A.544 - I.B.211

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Eileen Dick. 2. Brian Doohan. 3. Sue Hestor. 4. Dick Millet.

PASSED MOTION TO CLOSE PUBLIC HEARING AND EXTEND THE WRITTEN COMMENT PERIOD THROUGH NOVEMBER 21, 1988

VOTE: 7-0

5. 88.287Z (Green)
LAKESHORE PLAZA SHOPPING CENTER, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to the Zoning Map of the City Planning Code to reclassify the shopping center from NC-1 (Neighborhood Commercial Cluster) to NC-S (Neighborhood Commercial

Item #88.287Z (Cont)

Shopping Center) zoning and amending the Height and Bulk Districts to require conditional use authorization for any building height above 26 feet up to 40 feet.

3:05 - 3:47 P.M.

I.B.212 - 816

4:10 - 5:40 P.M.

I.B.818 - II.B.271

Items 5 - 8 were heard together.

Speakers: 1. John Reninga - project sponsor. 2. Gary Ward - project sponsor's staff. 3. Jim Watt - Lucky Stores. 4. Mary Noel Pepys - attorney for project sponsor. 5. Ted Brown - project architect. 6. Morris Bernstein. 7. Mrs. Y. Hartgogian (con). 8. Nadine Rushakoff (con). 9. Dorothy McDougall - Parkside District Improvement Club. 10. Vern Anderson - Crestlake Property Owners Association (pro). 11. Gregory O'Keefe. 12. Fred Little. 13. Jerry Zagorites (pro). 14. Oscar Fisher, Jr. (pro). 15. Frances McNamara - Lakeshore Acres Improvement Club (pro). 16. Scott Corvin.

CONTINUED TO DECEMBER 8, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

6. 88.287T

(Green)

LAKESHORE PLAZA SPECIAL USE DISTRICT, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to Lakeshore Plaza Special Use District (Section 780.1) and Section 145.2 Outdoor Activity Areas and Walk-up Facilities in NC Districts of the City Planning Code. The proposed text amendments eliminate NC-1 (Neighborhood Commercial Cluster) District provisions (Section 710.1) and substitute it for NC-S (Neighborhood Commercial Shopping Center) District within the Lakeshore Plaza Special Use District. In addition, amendments include elimination of rear yard requirements and outdoor activities, increasing the maximum allowed commercial floor area, and modifying principally permitted uses and conditionally permitted uses, and prohibiting other uses and activities.

3:05 - 3:47 P.M.

I.B.212 - 816

4:10 - 5:40 P.M.

I.B.818 - II.B.271

Items 5 - 8 were heard together. See Item 5 for speakers.

CONTINUED TO DECEMBER 8, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

6a. 88.287T

(Green)

Consideration of RESOLUTION OF INTENT TO INITIATE amendments to the City Planning Code to ADD SECTION 253.2, setting forth criteria for review of Conditional Use authorizations for building heights in excess of 26 feet up to 40 feet located in the Lakeshore Plaza Special Use District contained in an NC-S (Neighborhood Commercial Shopping Center) district.

Item #88.287T (Cont)

3:05 - 3:47 P.M.

I.B.212 - 816

4:10 - 5:40 P.M.

I.B.818 - II.B.271

Items 5 - 8 were heard together. See Item 5 for speakers.

APPROVED, RESOLUTION #11524

VOTE: 6-0

ABSENT: COMMISSIONER HU

7. 88.287CE

(Green)

LAKESHORE PLAZA SHOPPING CENTER, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Request for authorization of Conditional Use to allow review of redevelopment of the Lakeshore Plaza Shopping Center as a PLANNED UNIT DEVELOPMENT and to consider conditionally permitted uses within a proposed NC-S (Neighborhood Commercial Shopping Center) District and Lakeshore Plaza Special Use District. The proposal is to demolish the existing shopping center and to construct a new complex, increasing the total floor area from 161,200 square feet to 220,092, and to establish large fast food restaurants (Section 790.90), bar (790.22), entertainment activity (790.38), small self-service restaurants (790.91), auto gas station (790.14), to extend the hours of operation to 24 hours, and to create commercial space in excess of 6,000 square feet to be devoted to a single tenant. The applicant also seeks authorization to construct buildings in excess of 26 feet in height, and seeks to establish outdoor activities (790.70). The new shopping center will provide approximately 562 parking spaces with a potential for 596 spaces. The existing complex provides 567 parking spaces. The total area of the project site (Lot 1) is approximately 9 acres.

3:05 - 3:47 P.M.

I.B.212 - 816

4:10 - 5:40 P.M.

I.B.818 - II.B.271

Items 5 - 8 were heard together. See Item 5 for speakers.

CONTINUED TO DECEMBER 8, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

8. 88.287B

(Green)

LAKESHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Request for Project Authorization under the Office Development Limitation Program. Smaller Building Allocation for up to 35,700 square feet medical office building and up to 13,800 square feet of principle and accessory office uses in a shopping center. The medical office building would be 3 stories, 39 feet high.

3:05 - 3:47 P.M.

I.B.212 - 816

4:10 - 5:40 P.M.

I.B.818 - II.B.271

CONTINUED TO DECEMBER 8, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

4:00 P.M.

9. 88.572C (Green)
544-A CASTRO STREET, west side between 18th and 19th Streets, Lot 7 in Assessor's Block 2695 - Request for authorization of Conditional Use to convert an existing second floor dwelling unit to a LARGE INSTITUTION as defined by Section 790.50 of the City Planning Code within the Castro Street Neighborhood Commercial District. The proposal is to remodel the existing vacant second floor dwelling unit to establish a social service for gay men infected with ARC or AIDS virus.

(Continued from Regular Meeting of November 3, 1988)

5:43 - 6:34 P.M.

II.B.314 - III.A.208

Speakers: 1. Rita Reed - project sponsor. 2. David Peck - project sponsor. 3. David Johnson - Eureka Valley Promotion Association (con). 4. Winston Ashmeade - Collingwood Neighborhood Association (con). 5. Jim Peron (con). 6. Frank Biafore (con). 7. Dennis O'Brien (pro).

APPROVED WITH ADDITIONAL CONDITIONS (I.E. AUTHORIZATION TIED TO DURATION OF LEASE, AUTHORIZATION FOR MORE SPECIFIC PURPOSE),

MOTION #11526

VOTE: 6-0

ABSENT: COMMISSIONER HU

10. 88.598C (Green)
1698 FELL STREET, northeast corner of Masonic Avenue, Lot 19 in Assessor's Block 1208 - Request for authorization of Conditional Use to extend the termination date of a nonconforming Auto Service Station within an RM-2 (Mixed Residential, Moderate Density) district. The proposal is to extend the termination date of the service station from June 6, 1990 to June 6, 1995; an extension of five (5) years.
(Continued from Regular Meeting of November 10, 1988)

6:35 - 6:43 P.M.

III.A.215 - 309

Speaker: Bill Scudder - project sponsor.

CONTINUED TO JANUARY 19, 1989

VOTE: 6-0

ABSENT: COMMISSIONER HU

11. 88.591C (Gallagher)
3379 - 26TH STREET, south side between Mission and Capp Streets, Lot 13 in Assessor's Block 6570 - Request for authorization of Conditional Use under Section 712.44, to establish a SMALL SELF-SERVICE RESTAURANT in the Mission Street Fast Food Subdistrict of an NC-3 (Moderate-Scale Neighborhood Commercial) district.

6:43 - 6:48 P.M.

III.A.310 - 388

Speakers: 1. Mo Gavan (con). 2. Polita Sandavan - project sponsor.

CONTINUED TO DECEMBER 1, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

12. 88.639C (Gallagher)
728 PACIFIC AVENUE, north side between Grant Avenue and Stockton Street, Lots 48 and 49 in Assessor's Block 161 - Request for authorization of Conditional Use, under Section 812.41, to establish a bar by acquiring a Type 47 Alcoholic Beverage License (full Liquor service, food service mandatory) within an existing full-service restaurant in the Chinatown Residential Neighborhood Commercial District.

6:48 - 6:51 P.M.

III.A.389 - 417

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11527

VOTE: 6-0

ABSENT: COMMISSIONER HU

13. 87.553C (Pearl)
3016-3020 JACKSON STREET, north side between Baker and Lyon Streets, Lot 4 in Assessor's Block 975 - Request for authorization of Conditional Use for a Post-Secondary Educational Institution and group housing (Westmont College Urban Program) under City Planning Code Sections 209.2(c) and 209.3(i) in an RH-3 (House, Three-Family) district. An abbreviated Institutional Master Plan for the Post-Secondary Educational Institution, as required under City Planning Code Section 304.5, was previously received and accepted by the Department of City Planning.
(Continued from Regular Meeting of October 20, 1988)

6:52 - 7:35 P.M.

III.A.420 - III.B.203

Speakers: 1. Stephen Schulz - representative of project sponsor. 2. Beth Meberg (pro). 3. Jerry Peters (pro). 4. Dale Carlson (pro). 5. Joan Rushfield. 6. Bob Rushfield. 7. Lillian Sing. 8. Gary Bonelli - project sponsor's attorney.

APPROVED WITH ADDITIONAL CONDITIONS (I.E. AUTHORIZATION LIMITED TO SEPTEMBER 30, 1990; USES RESTRICTED TO THOSE DESCRIBED IN ABBREVIATED INSTITUTIONAL MASTER PLAN), MOTION #11528

VOTE: 6-0

ABSENT: COMMISSIONER HU

14. 88.419C (Miller)
1301 REVERE AVENUE, southwest corner at Ingalls Street, Lot 1 in Assessor's Block 4788 - Request for authorization of Conditional Use for expansion of an existing RESIDENTIAL CARE FACILITY from six to 12 residents in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 3, 1988)

7:36 - 7:42 P.M.

III.B.204 - 267

Speaker: Ruth Thompson - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11529

VOTE: 6-0

ABSENT: COMMISSIONER HU

15. 88.438C (Miller)
1253-1257 FULTON STREET, south side between Scott and Divisadero Streets, Lot 22 in Assessor's Block 1181 - Request for authorization of Conditional Use for a FOURTH DWELLING UNIT on a lot with 6,700 square feet, when 1,000 square feet of lot area are required, in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of November 3, 1988)

7:43 - 7:44 P.M.

III.B.268 - 302

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11530

VOTE: 5-0

16. 88.559ET (Miller)
Consideration of Board of Supervisors' initiated amendments to Sections 136 and 136.1 and addition of Section 136.4 to the City Planning Code to permit awnings on nonconforming uses in Residential and Neighborhood Commercial Districts (Board File No. 115-88-10).
(Continued from Regular Meeting of November 3, 1988)

7:45 - 8:30 P.M.

III.B.303 - IV.A.132

Speakers: 1. Bill Drypolcher (pro). 2. Timothy McGill (pro). 3. Bob Ven Gelder (pro). 4. Michael Spear (pro). 5. Brian and Roxanne Silverstein (pro). 6. Lois Behnke - Western Canvas Association and American Canvas Products. 7. Edith McMillan.

CONTINUED TO DECEMBER 8, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

5:30 P.M.

17. 88.421X (Badiner)
570-572 BUSH STREET, north side of Bush Street between Grant Avenue and Stockton Street, Lot 14 in Assessor's Block 271 - Request for Determination of Compliance and Exceptions to the rear yard requirements of Section 134 as permitted by Section 309 on a 5-story residential building with ground floor commercial space. The project would contain four dwelling units and two independently accessible parking spaces and one tandem space.
(Continued from Regular Meeting of October 27, 1988)

8:30 - 8:55 P.M.

IV.A.133 - 441

Speakers: 1. Bruce Baumann - project sponsor's representative. 2. Paul Sherrill - project architect. 3. Martin Gaehwiler, Jr. - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11531

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND HU

18. 88.421XV (Badiner)
570-572 BUSH STREET, north side between Grant Avenue and Stockton Street, Lot 16 in Assessor's Block 271 in a C-3-G (Downtown Commercial, General) district.
EXPOSURE OF A DWELLING UNIT VARIANCE: The proposal is to construct a 4-story, 4-unit commercial building. One of the proposed dwelling units would not meet the exposure requirement of the Planning Code.

Item #88.421XV (Cont)

The code requires that the windows of at least one room of each dwelling unit face directly on a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of the Planning Code.

The Zoning Administrator and the City Planning Commission will hold a combined hearing on the Section 309 review and the Variance.

8:30 - 8:55 P.M.

IV.A.133 - 441

Items 17 and 18 were heard together. See Item 17 for speakers.

PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

19. 88.673D

(Montana)

1501 FOLSOM STREET, southwest corner at Eleventh Street, Lot 58 in Assessor's Block 3521 - Request for Discretionary Review of a Cabaret police permit for an existing bar/dance hall/place of entertainment establishment located within M-1 district which is proposed to be rezoned to an SLR (Service/Light Industrial/Residential) District within which an intensification of an existing nighttime entertainment activity would be permitted only as a conditional use.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

8:55 - 9:50 P.M.

IV.A.442 - IV.B.341

Speakers: 1. John Reichert - project sponsor. 2. Joseph Rogers - attorney for European Motors, Ltd. (con). 3. Wolfgang Baer - European Motors, Ltd. (con). 4. Jules Barsadi - European Motors, Ltd. (con). 5. Susan Fitzgerald (pro). 6. Frederick Anthony (pro). 7. Jay Hagen (pro). 8. Ann Daily (pro). 9. Brian Dooan (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND HU

APPROVED WITH CONDITIONS, MOTION #11532

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND HU

20. 88.672D

(Montana)

333 - 11TH STREET, east side between Folsom and Harrison Streets, Lot 28 in Assessor's Block 3521 - Request for Discretionary Review of Building Permit Application No. 8815157 for an increase in occupancy from 299 persons to 499 persons in an existing restaurant/bar/place of entertainment/cabaret/dance hall establishment located within an M-2 district which is proposed to be rezoned to an SLR (Service/Light Industrial/Residential) District within which an intensification of an existing nighttime entertainment use would be permitted only as a conditional use.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

CONTINUED TO DECEMBER 1, 1988

VOTE: 6-0

ABSENT: COMMISSIONER HU

21. 88.671D (Montana)
330 RITCH STREET, west side between Brannan and Townsend Streets,
Lots 40 and 40-A in Assessor's Block 3787 - Request for Discretionary
Review of Building Permit Application No. 8814993 for the addition of
a Dance Hall Keeper police permit for a new restaurant/place of
entertainment/cabaret/dance hall establishment in a building which
was licensed for Place of Entertainment and Cabaret use and is
located within an M-2 district which is proposed to be rezoned to an
SLI (Service/Light Industrial) District within which a Dance Hall
Keeper police permit would be permitted only as a conditional use.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

9:50 - 10:20 P.M.

IV.B.343 - V.A.030

Speakers: 1. Katherine Beckwith (con). 2. Alex Citrin (con). 3.
Anthony Saab - project sponsor. 4. Dwayne Williams (pro). 5.
Samantha Arno (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND HU

APPROVED WITH AMENDED CONDITIONS, MOTION #11533

VOTE: 5-0

ABSENT: COMMISSIONERS DICK AND HU

Adjourned: 10:20 P.M.

CPC 349

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#21
12/1/88

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 1, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENT T.
DEC 15 1988
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PRESENT: Commissioners Bierman, Boldridge, Dick, Hu, Johnson and Morales.

ABSENT: Commissioner Engmann.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Martha Kessler, Roger Herrera, Steve Shotland, Mary Gallagher, Mike Berkowitz, Gerald Green, Angelica Chiong, Susana Montana and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Kessler)
Consideration of Resolution to authorize the Director of Planning to extend the contract for the services of Claude Stoller and Robert Campbell for evaluation of architectural aspects of proposed office development projects at an additional cost not to exceed \$3,450.

1:50 - 1:58 P.M. I.A.006 - 090
APPROVED, RESOLUTION #11534 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

2. (Kessler)
Consideration of Resolution to authorize the Director of Planning to extend the current Coastal County Offshore Energy Assistance Program Block Grant to October 31, 1989.

1:58 - 2:00 P.M. I.A.091 - 110
APPROVED, RESOLUTION #11535 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

3. (Herrera)
Informational presentation and review of Association of Bay Area Governments (ABAG) housing information.

2:00 - 2:35 P.M. I.A.111 - 511
Speakers: 1. Tom Jones - consultant with Mayor's Office. 2. John Bardis.

Item #3 (Cont)

Mr. Jones reported on the Mayor's Technical Advisory Committee on Housing and their role in advising the Commission and the Mayor on housing policy implementation.

CONTINUED TO DECEMBER 8, 1988.

Mr. Williams reported on the Board of Supervisors' Land Use Committee actions on the Van Ness Avenue Plan and Rezoning and the South of Market Twelve-Month Zoning Controls. The Van Ness Avenue Plan was recommended for approval with further amendments to be heard by the Commission and the South of Market Controls were tabled until the Board hears the Permanent Zoning Controls.

B. COMMISSIONERS' QUESTIONS AND MATTERS

I.A.754 - I.B.011

Commissioner Morales inquired about setting up one of the Commission workshops on the Department's budget and work program as a round table involving representatives of interested groups in the public.

C. PUBLIC COMMENT

2:50 - 3:05 P.M.

I.B.014 - 168

Speakers: 1. Margaret Verges (Presidio Avenue Association of Concerned Neighbors) - Sutro Tower. 2. Joe O'Donoghue (Residential Builders Association) - Environmental Review on socioeconomic impacts.

D. ITEMS TO BE CONTINUED

4. 87.601E/87.687E

(Roos)

1045 MASON STREET, west side between Malvina Place and Ewer Place, AND 1130 SACRAMENTO STREET, Lots 2, 4, and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall, seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires Conditional Use authorization. The project has been revised to include 20 market rate units at 1045 Mason Street, instead of 31 elderly units, and 30, not 32, parking spaces. The project has been revised at 1130 Sacramento Street to provide four, not seven, units. (Continued from Regular Meeting of November 3, 1988)
(Proposed for continuation to December 8, 1988)

CONTINUED TO DECEMBER 8, 1988
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

5. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units reserved for elderly occupants and 30 parking spaces. The project has been revised to eliminate the requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use.
(Continued from Regular Meeting of November 3, 1988)
(Proposed for continuation to December 8, 1988)

CONTINUED TO DECEMBER 8, 1988
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

6. 87.687CE (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing four dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project.
(Continued from Regular Meeting of November 3, 1988)
(Proposed for continuation to December 8, 1988)

CONTINUED TO DECEMBER 8, 1988
ABSENT: COMMISSIONER ENGMANN

VOTE: 6-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 88.511D (Berkowitz)
4030 - 21ST STREET, north side between Diamond and Collingwood Streets, Lot 7A in Assessor's Block 2751 - Consideration of final language to APPROVE Building Permit Application No. 8808237 proposing a VERTICAL EXTENSION to a single family house in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Special Meeting of November 15, 1988)

APPROVED WITH CONDITIONS, MOTION #11536
VOTING NO: COMMISSIONER JOHNSON
ABSENT: COMMISSIONER ENGMANN

VOTE: 5-1

F. REGULAR CALENDAR

8. 88.459ET (Shotland)
Consideration of amendments to Section 603 of the City Planning Code to permit transit shelter advertising within the Market Street Special Sign District. The Market Street Special Sign District extends on Market Street from Steuart Street to the Central Freeway overpass.
3:13 - 4:28 P.M. I.B.201 - II.A.129
The Commission took a recess from 3:55 to 4:15 p.m.
Speakers: 1. Douglas Wright - Deputy Mayor (pro). 2. Claire Isaacs - Arts Commission (pro). 3. Jeffrey Heller - transit shelter architect (pro). 4. Lew Lillian - Gannett Transit Shelter representative (pro). 5. Lilia Villanueva - Asian Art Museum (pro). 6. Cortney Bullock. 7. Bernard Averbusch - Greater Market Street Improvement Association (pro). 8. Michael Levin. 9. Maureen Martin.
APPROVED, RESOLUTION #11537 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
9. 87.674CC (Gallagher)
3349 - 18TH STREET, corner of Capp Street, Lot 65 in Assessor's Block 3590 - Request for authorization of Conditional Use under Section 303(e) to remove Condition No. 2 from Resolution No. 11209, having to do with limiting the authorization for a restaurant to a specific party in an RH-3 (House, Three-Family) district within a Limited Commercial Nonconforming Use and a quarter mile from the Valencia Street Neighborhood Commercial District.
(Continued from Regular Meeting of November 17, 1988)
4:29 - 4:31 P.M. II.A.140 - 160
No public testimony received.
APPROVED, MOTION #11538 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
10. 88.591C (Gallagher)
3379 - 26TH STREET, south side between Mission and Capp Streets, Lot 13 in Assessor's Block 6570 - Request for authorization of Conditional Use under Section 712.44, to establish a SMALL SELF-SERVICE RESTAURANT in the Mission Street Fast Food Subdistrict of an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of November 17, 1988)
4:32 - 4:39 P.M. II.A.161 - 253
No public testimony received.
DISAPPROVED, MOTION #11539 VOTE: 5-1
VOTING NO: COMMISSIONER DICK
ABSENT: COMMISSIONER ENGMANN

11. 88.651D (Nixon)
563 - 39TH AVENUE, west side between Geary Boulevard and Anza Street,
Lot 11 in Assessor's Block 1505 - Consideration of request for
Discretionary Review of Demolition Permit Application No. 8716963 and
Building Permit Application No. 8716776 proposing demolition of a
two-story single family structure without parking and construction of
a two-story two-family structure over parking in an RH-2 (House,
Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of November 15, 1988)

4:40 - 4:50 P.M.

II.A.254 - 386

Speakers: 1. Johnny Szeto. 2. Mary Hanni - project architect.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

12. 88.424D (Berkowitz)
4549 - 20TH STREET, south side between Douglass and Eureka Streets,
Lot 45 in Assessor's Block 2749 - Request for Discretionary Review of
Building Permit Application No. 8806112 proposing to ADD A DINING
ROOM to a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of November 15, 1988)

4:50 - 5:02 P.M.

II.A.387 - 578

Speakers: 1. Dan Knights - Discretionary Review requestor. 2.
Julius Vegvary - project sponsor.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

4:00 P.M.

13. 88.641D (Green)
2301 NORIEGA STREET, southwest corner of 30th Avenue, Lots 51, 52,
53, and 54 in Assessor's Block 2067 - Request for Discretionary
Review of Building Permit Application No. 8814614 to demolish an
existing Auto Service Station in an NC-2 (Small-Scale Neighborhood
Commercial) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:03 - 5:58 P.M.

II.A.579 - II.B.353

Speakers: 1. Bill Scudder - project sponsor's representative. 2.
Jeff Soker (pro). 3. Sammy Chung (pro).

CONTINUED TO DECEMBER 15, 1988

VOTE: 5-1

VOTING NO: COMMISSIONER DICK

ABSENT: COMMISSIONER ENGMANN

14. 88.560D (Green)
399 WEST PORTAL AVENUE, southeast corner of 15th Avenue, Lot 13 in Assessor's Block 3012 - Request for Discretionary Review of Building Permit Application No. 8814608 and 8814609 to demolish an existing Auto Service Station in the West Portal Avenue Neighborhood Commercial District. Subdivision of this lot is also proposed.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:58 - 6:05 P.M.

II.B.354 - 598

Speakers: 1. Howard Strassner - Greater West Portal Neighborhood Association. 2. Franz Bauman (con). 3. Bruce Moody - project architect.

CONTINUED TO DECEMBER 15, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

15. 88.394CE (Chiong)
2337-2347 MISSION STREET, east side between 19th and 20th Streets, Lot 26 in Assessor's Block 3595 - Request for authorization of Conditional Use to construct a new four-story mixed use building without the required off-street parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four-story building with six (6) dwelling units on the second, third and fourth floors without the required residential off-street parking. The building also includes 4,455 square feet of ground floor commercial space on a lot area with a total of 3,675 square feet.

CONTINUED TO DECEMBER 8, 1988

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

16. 88.655C (Chiong)
1515 CHURCH STREET, east side between 27th and Duncan Streets, Lot 22 in Assessor's Block 6593 - Request for authorization of Conditional Use to install a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-1 (Neighborhood Commercial Cluster) District. The proposal is to establish a self-service eating establishment serving frozen yogurt and whole grain baked goods with seating for up to 10 persons in approximately 350 square feet of floor area.

6:07 - 6:09 P.M.

II.B.599 - 655

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11540

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

17. 88.672D (Montana)
333 - 11TH STREET, east side between Folsom and Harrison Streets, Lot 28 in Assessor's Block 3521 - Request for Discretionary Review of Building Permit Application No. 8815157 for an increase in occupancy from 299 persons to 499 persons in an existing restaurant/bar/place of entertainment/cabaret/dance hall establishment located within an

Item #88.672D (Cont)

M-2 district which is proposed to be rezoned to an SLR (Service/Light Industrial/Residential) District within which an intensification of an existing nighttime entertainment use would be permitted only as a conditional use.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of November 17, 1988)

6:10 - 6:20 P.M.

II.B.656 - III.A.025

Speakers: 1. Ron Viner (con). 2. Queene Taylor - project sponsor.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

APPROVED WITH CONDITIONS, MOTION #11541

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

18. 88.683D

(Montana)

1525-1535 FOLSOM STREET, west corner at Norfolk Street, Lots 53 and 54 in Assessor's Block 3521 - Request for Discretionary Review of a Cabaret Police permit and expansion of an existing bar/dance hall/ place of entertainment establishment to include a restaurant, enlarged pool hall, relocation of dance hall and live entertainment area to an adjacent lot and upstairs area, and provision of on-site parking for properties lying within a Light Industrial (M-1) District which is proposed to be rezoned to a mixed use Service/Light Industrial/Residential (SLR) District within which the addition of a Cabaret Police permit would be an intensification of an existing nonconforming nighttime entertainment activity permitted only as a conditional use.

CONTINUED INDEFINITELY

VOTE: 6-0

ABSENT: COMMISSIONER ENGMANN

Adjourned: 6:20 P.M.

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#21
12/8/88

S U M M A R Y
OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 8, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
DEC 11 1989
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:54 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Stephen Shotland, Larry Badiner, Paul Lord, Lu Blazej, Gerald Green, Inge Horton, Jim Miller, Jim Nixon, David Hood, Carol Roos, Sally Maxwell and Lori Yamauchi - Administrative Secretary.

A. DIRECTOR'S REPORT

1. (Shotland)
Informational presentation by staff of the Golden Gate National Recreation Area Advisory Commission of the Crissy Field Site Improvements Plan.

1:54 - 2:05 P.M. I.A.004 - 127
Nancy Horner of the Golden Gate National Recreation Area staff presented the revised plan.
APPROVED (FINDING PLAN CONSISTENT WITH THE MASTER PLAN),
RESOLUTION #11542 VOTE: 7-0

2. (Herrera)
Informational presentation and hearing on Association of Bay Area Governments (ABAG) housing information.

2:05 - 3:30 P.M. I.A.131 - I.B.400
Speakers: 1. Joe O'Donoghue - Residential Builders Association. 2. Calvin Welch - Council of Community Housing Organizations. 3. Marcia Rosen. 4. Bok Pon - American-Chinese Association. 5. John Bardis. 6. Tom Jones - Mayor's Office of Housing. 7. Michael McGill - SPUR. 8. Edith McMillan.
STAFF TO REPORT AT DECEMBER 12, 1988 SPECIAL MEETING.

3. (Badiner/Lord)
Informational presentation and review of City Planning Code Section 164 (San Francisco Resident Placement and Training Program) implementation, including current status of existing buildings subject to Section 164 requirement and proposals under consideration for program improvements.

3:30 - 3:50 P.M.

I.B.401 - 704

4:15 - 5:10 P.M.

I.B.705 - II.A.567

The Commission took a recess from 3:50 to 4:15 p.m.

Speakers: 1. Rick Judd - Deputy City Attorney. 2. Marcia Rosen. 3. Jim Kennedy. 4. Steve Goldfarb. 5. Mike Nichols - Barker Interests. 6. Joe O'Donoghue.

Staff reported on the work of a Centralized Employment Brokerage Committee. The Commission also discussed the issue of imposing on tenants at 100 First Street job advertising requirements for local residents.

COMPLETED. NO ACTION REQUIRED.

B. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Hu inquired about the City's handling of the proposed Caltrans office building. Commissioner Morales inquired about the backlog of Discretionary Review cases and an initial evaluation of the impact on Discretionary Review cases generated by the Neighborhood Conservation Interim Controls.

C. PUBLIC COMMENT

5:10 - 5:20 P.M.

II.A.568 - 768

Speakers: 1. Angelina Presti - Illegal bed and breakfast at Baker Street. 2. Virginia Fusco. 3. John Bardis - Five major industries in San Francisco.

D. ITEMS TO BE CONTINUED OR WITHDRAWN

4. 88.324CV (Casey)
700-704 BAY STREET, northwest corner of Bay and Leavenworth Streets, Lot 2-B in Assessor's Block 27 - Request for authorization of Conditional Use for the construction of a garage for six off-street parking spaces for three dwelling units in the required rear yard in an RH-3 (House, Three-Family) district.
(Proposed for continuation to January 12, 1989)

CONTINUED TO JANUARY 12, 1989

VOTE: 7-0

5. 88.390CV (Casey)
124-130 CHURCH STREET, west side between Duboce Avenue and 14th Street, Lot 7 in Assessor's Block 3537 - Request for authorization of Conditional Use to legalize the conversion to commercial office use of the second and third floors and exempt the building from

Item #88.390CV (Cont)

commercial parking requirements in the Upper Market Street Neighborhood Commercial District.

NOTE: The project was modified so that Conditional Use is no longer required.

CONDITIONAL USE NOT REQUIRED. NO ACTION REQUIRED.

3:00 P.M.

D. REGULAR CALENDAR

6. 88.287T (Horton)
LAKESHORE PLAZA SPECIAL USE DISTRICT, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to Sections 316.2, 713.10, 780.1 and the addition of 253.2 to the City Planning Code. The proposed text amendments set forth provisions for review of Conditional Use authorization of building exceeding 26 feet in height up to 40 feet maximum height.

5:25 - 6:20 P.M.

II.B.55 - 759

Items 6 - 10 were heard together.

Speakers: 1. Gary Ward - project sponsor. 2. Jim Watt - Lucky Stores representative. 3. Fred Little (con). 4. George Nicholson - transportation consultant for project sponsor. 5. Thea Forwaldson (con).

APPROVED, RESOLUTION #11543

VOTE: 7-0

7. 88.287Z (Horton)
LAKESHORE PLAZA SHOPPING CENTER, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to the Zoning Map of the City Planning Code to reclassify the shopping center from NC-1 (Neighborhood Commercial Cluster) to NC-S (Neighborhood Commercial Shopping Center) zoning and to amend the Height and Bulk Districts to require conditional use authorization for any building height above 26 feet up to 40 feet.

(Continued from Regular Meeting of November 17, 1988)

5:25 - 6:20 P.M.

II.B.55 - 759

Items 6 - 10 were heard together. See Item 6 for speakers.

APPROVED, RESOLUTION #11544

VOTE: 7-0

8. 88.287T (Horton)
LAKESHORE PLAZA SPECIAL USE DISTRICT, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Consideration of amendments to Lakeshore Plaza Special Use District (Section 780.1) and Section 145.2 Outdoor Activity Areas and Walk-up Facilities in NC districts of the City Planning Code. The proposed text amendments eliminate specific

Item #88.287T (Cont)

provisions of the Lakeshore Plaza Special Use District from the NC-1 (Neighborhood Commercial Cluster) District (Section 710) and add specific provisions of the Lakeshore Plaza Special Use District to NC-S (Neighborhood Commercial Shopping Center) District (Section 713). In addition, amendments include elimination of rear yard requirements and outdoor activities, increasing the maximum allowed commercial floor area, and modifying principally permitted uses and conditionally permitted uses, and prohibiting other uses and activities.

(Continued from Regular Meeting of November 17, 1988)

5:25 - 6:20 P.M.

II.B.55 - 759

Items 6 - 10 were heard together. See Item 6 for speakers.

APPROVED (WITH ITEM #6), RESOLUTION #11543

VOTE: 7-0

9. 88.287CE

(Green)

LAKESHORE PLAZA SHOPPING CENTER, bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, Lot 1 in Assessor's Block 7255 - Request for authorization of Conditional Use to allow review of redevelopment of the Lakeshore Plaza Shopping Center as a PLANNED UNIT DEVELOPMENT and to consider conditionally permitted uses within a proposed NC-S (Neighborhood Commercial Shopping Center) District and Lakeshore Plaza Special Use District. The proposal is to demolish the existing shopping center and to construct a new complex, increasing the total floor area from 161,200 square feet to 220,092, and to establish large fast food restaurants (Section 790.90), bar (790.22), entertainment activity (790.38), small self-service restaurants (790.91), auto gas station (790.14), to extend the hours of operation to 24 hours, and to create commercial space in excess of 6,000 square feet to be devoted to a single tenant. The applicant also seeks authorization to construct buildings in excess of 26 feet in height, and seeks to establish outdoor activities (790.70). The new shopping center will provide approximately 562 parking spaces with a potential for 596 spaces. The existing complex provides 567 parking spaces. The total area of the project site (Lot 1) is approximately 9 acres.

(Continued from Regular Meeting of November 17, 1988)

5:25 - 6:20 P.M.

II.B.55 - 759

Items 6 - 10 were heard together. See Item 6 for speakers.

APPROVED WITH AMENDED CONDITIONS (I.E. FINAL DESIGN OF CLEARFIELD DRIVE EXIT TO BE APPROVED BY THE DEPARTMENT OF CITY PLANNING AFTER REVIEW WITH THE BUREAU OF TRAFFIC ENGINEERING),

MOTION #11545

VOTE: 7-0

10. 88.287B

(Green)

LAKESHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation for up to

Item #88.287B (Cont)

35,700 square feet medical office building and up to 13,800 square feet of principle and accessory office uses in a shopping center. The medical office building would be 3 stories, 39 feet high.

(Continued from Regular Meeting of November 17, 1988)

5:25 - 6:20 P.M.

II.B.55 - 759

Items 6 - 10 were heard together. See Item 6 for speakers.

CONTINUED TO DECEMBER 15, 1988

VOTE: 7-0

4:00 P.M.

11. 88.299EC

(Green)

1917-1933 MISSION STREET, east side between 15th and 16th Streets, Lots 23, 25, and 26 in Assessor's Block 3553 - Request for authorization of Conditional Use to construct two four (4) story mixed use buildings on two adjacent lots which together exceed 10,000 square feet within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct two separate four (4) story buildings, each containing approximately 1,000 square feet of commercial floor area, and ten (10) off-street parking spaces on the ground floor, approximately 1,300 square feet of office floor area on the second floor and ten (10) dwelling units on the 2nd, 3rd, and 4th floors for a total of twenty (20) dwelling units on both lots with a total area of approximately 11,942 square feet.

6:45 - 6:55 P.M.

III.A.010 - 100

Speaker: Bruce Baumann - project sponsor's representative.

APPROVED WITH AMENDED CONDITIONS (I.E. DELETION OF CONDITION CONCERNING ASSISTANCE TO COMMERCIAL TENANT),

MOTION #11546

VOTE: 7-0

12. 88.608C

(Green)

540 VALENCIA STREET, west side between 16th and 17th Streets, Lot 6 in Assessor's Block 3568 - Request for authorization of Conditional Use to include "Other Entertainment" as defined by Section 790.38 of the City Planning Code within an existing bar in the Valencia Street Neighborhood Commercial District. The proposal is to add live entertainment in the form of stand-up comedy and performances by musical groups within the existing Chevy's bar with a maximum seating for up to 50 persons in approximately 1,100 square feet of floor area.

6:55 - 6:58 P.M.

III.A.101 - 138

No public testimony received.

APPROVED WITH CONDITIONS, MOTION #11547

VOTE: 7-0

13. 88.394CE

(Chiong)

2337-2347 MISSION STREET, east side between 19th and 20th Streets, Lot 26 in Assessor's Block 3595 - Request for authorization of Conditional Use to construct a new four-story mixed use building without the required off-street parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to

Item #88.394CE (Cont)

construct a four-story building with six (6) dwelling units on the second, third and fourth floors without the required residential off-street parking. The building also includes 4,455 square feet of ground floor commercial space on a lot area with a total of 3,675 square feet.

(Continued from Regular Meeting of December 1, 1988)

6:58 - 7:22 P.M.

III.A.139 - 433

Speakers: 1. Margaret Beads (con). 2. Dick Wong - project architect.
APPROVED WITH CONDITIONS (INCLUDING CONDITION THAT SPONSOR REDESIGN
AND BRING FINAL PLANS TO COMMISSION), MOTION #11548 VOTE: 7-0

14. 88.559ET

(Miller)

Consideration of Board of Supervisors' initiated amendments to Sections 136 and 136.1 and addition of Section 136.4 to the City Planning Code to permit awnings on nonconforming uses in Residential and Neighborhood Commercial Districts (Board File No. 115-88-10).
(Continued from Regular Meeting of November 17, 1988)

CONTINUED INDEFINITELY

VOTE: 7-0

15. 88.500EZ

(Miller)

1208-1250 JONES STREET and 1298 SACRAMENTO STREET, east side of Jones Street between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217 in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125 and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.

7:25 - 8:15 P.M.

III.A.462 - III.B.330

Speakers: 1. Fredrik Waiss - Clay-Jones Apartment Owners Association. 2. Edward Fleishell - project sponsor. 3. Kim Jackson - Local 2 (pro). 4. Brad Paul - Chinatown Resource Center and San Francisco Housing and Tenants Council (con). 5. Charley Hurst (con). 6. Linda Chapman (con). 7. Dorothy Dana - Nob Hill Neighbors (con).

CONTINUED TO JANUARY 12, 1989

VOTE: 7-0

16. 87.789D

(Nixon)

671 - 34TH AVENUE, west side between Anza and Balboa Streets, Lot 10 in Assessor's Block 1577 - Request for Discretionary Review of Building Permit Application No. 8713093 proposing alterations resulting in the addition of one story and one dwelling unit to the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

Item #87.789D (Cont)

8:15 - 8:17 P.M.

III.B.331 - 393

No public testimony received.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

APPROVED WITH CONDITIONS, MOTION #11549

VOTE: 7-0

17. 88.264D

(Nixon)

542 - 24TH AVENUE, east side between Anza Street and Geary Boulevard, Lot 28-A in Assessor's Block 1521 - Request for Discretionary Review of Building Permit Application No. 8717352 proposing alterations resulting in the addition of one dwelling unit, one story and rear extension on the existing one-story over garage single family structure in an RH-2 (House, Two-Family) district within a 40-X Height and Bulk District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

8:17 - 8:19 P.M.

III.B.394 - 421

No public testimony received.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

APPROVED WITH CONDITIONS, MOTION #11550

VOTE: 7-0

18. 88.644D

(Nixon)

60 SAN FELIPE AVENUE, east side between San Jacinto Way and El Verano Way, Lot 28 in Assessor's Block 2047 - Request for Discretionary Review of Building Permit Application No. 8807647 proposing a two-story addition at the rear of the existing two-story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

8:19 - 9:18 P.M.

III.B.423 - IV.A.238

Speakers: 1. Christine Tour-Sarkissian - Discretionary Review requestor's representative. 2. Emile Skandarian (con). 3. E. J. Shitouris (con). 4. Florence Parsons (con). 5. Ada Leventhal (con). 6. Pearl Muller (con). 7. Tom Gibbons (con). 8. Ralph Baker - representative of Mr. and Mrs. Skandarian (con). 9. Jay Shokert - project sponsor. 10. Stephen House - project architect.

CONTINUED TO JANUARY 19, 1989

VOTE: 7-0

5:30 P.M.

19. 88.575Q

(Hood)

2043 BUSH STREET, south side between Webster and Buchanan Streets, Lot 25 in Assessor's Block 676 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RM-3 (Mixed Residential, Medium Density) district.

9:19 - 9:21 P.M.

IV.A.249 - 278

No public testimony received.

APPROVED, MOTION #11551

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

20. 88.693Q (Hood)
2447 VALLEJO STREET, south side between Pierce and Steiner Streets, Lot 21 in Assessor's Block 562 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RH-1 (House, One-Family) district.

9:19 - 9:21 P.M.

IV.A.249 - 278

No public testimony received.

APPROVED, MOTION #11552

VOTE: 6-0

ABSENT: COMMISSIONER BIERMAN

21. 88.660Q (Hood)
2136-2140 SCOTT STREET and 2797-2799 CLAY STREET, southeast corner of Scott and Clay Streets, Lot 12 in Assessor's Block 632 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RH-3 (House, Three-Family) district.

9:19 - 9:21 P.M.

IV.A.249 - 278

No public testimony received.

APPROVED, MOTION #11553

ABSENT: COMMISSIONER BIERMAN

6:30 P.M.

22. 87.601E/87.687E (Roos)
1045 MASON STREET, west side between Malvina Place and Ewer Place, and 1130 SACRAMENTO STREET, Lots 2, 4, and 10 in Assessor's Block 222 - Appeal of Preliminary Negative Declaration on the construction of a 65-foot tall, seven-story (plus one basement level) building containing 31 dwelling units for the elderly and 32 parking spaces on two vacant lots at 1045 Mason Street; and the demolition of a three-story, three-unit building and construction of a 65-foot tall, seven-story (plus two basement, or partial basement, levels) building containing seven units at 1130 Sacramento Street. Seven parking spaces are proposed to be provided for 1130 Sacramento Street at 1150 Sacramento Street (under construction). The project requires Conditional Use authorization. The project has been revised to include 20 market rate units at 1045 Mason Street, instead of 31 elderly units, and 30, not 32, parking spaces. The project has been revised at 1130 Sacramento Street to provide four, not seven, units. (Continued from Regular Meeting of December 1, 1988)

9:35 - 10:28 P.M.

IV.A.286 - IV.B.166

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Richard Wise - representative of one appellant, Mr. Da Costa. 2. Jack Vetterli - Nob Hill Association (con-appeal). 3. Jorge De Quesada - architect for Parklane Apartments, appellants. 4. Bob Fries - representative of Parklane Apartments, appellants. 5.

Item #87.601E/87.687E (Cont)

Robert McCarthy - attorney for project sponsor. 6. Brad Paul - Chinatown Resource Center (pro-appeal). 7. Zev Ben-Simon - project sponsor.

DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11554

VOTE: 6-1

VOTING NO: COMMISSIONER ENGMANN

23. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units and 30 parking spaces. The project has been revised to eliminate the requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use.
(Continued from Regular Meeting of December 1, 1988)

10:30 - 11:50 P.M.

IV.B.167 - V.A.439

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 23 and 24 were heard together.

Speakers: 1. Victor Gonzalez - project sponsor's representative. 2. Zev Ben-Simon - project sponsor. 3. Robert McCarthy - attorney for project sponsor. 4. Rony Rolnizky - project architect. 5. Richard Wise (con). 6. Jorge De Quesada (con). 7. Bill McCormick - Nob Hill Association. 8. Mrs. Callahan (con). 9. Bob Fries - representative of Parklane Trust (con). 10. George Shepherd (con). 11. Brad Paul - Chinatown Resource Center (con). 12. Nick Zoller (con). 13. Elizabeth Atkins (con).

PASSED MOTION TO CLOSE PUBLIC HEARING AND CONTINUE TO
DECEMBER 15, 1988

VOTE: 6-1

VOTING NO: COMMISSIONER HU

24. 87.687CE (Badiner)
1130 SACRAMENTO STREET, north side between Mason Street and Sproule Lane, Lot 10 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-4 (Mixed Residential, High Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot high structure containing four dwelling units. The required parking for the project would be supplied in the adjacent building (1150 Sacramento Street, Lots 11, 33, 34, 44, and 45 in Assessor's Block 222). The parking spaces would be directly pedestrian accessible from the project.
(Continued from Regular Meeting of December 1, 1988)

Item #87.687CE (Cont)

10:30 - 11:50 P.M.

IV.B.167 - V.A.439

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Items 23 and 24 were heard together. See Item 23 for speakers.

APPROVED WITH CONDITIONS, MOTION #11555

VOTE: 6-1

VOTING NO: COMMISSIONER ENGMANN

Adjourned: 11:50 P.M.

CPC 352

SF
C55
#21
12/15/88

S U M M A R Y
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 15, 1988
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
JAN 30 1989
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Lu Blazej, Jim Nixon, Larry Badiner, Gerald Green, David Hood, Vincent Marsh, Sally Maxwell, Mike Berkowitz, Larry McDonald and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

1:50 - 1:52 P.M.

I.A.007 - 021

Speaker: Sue Hestor - Management audit.

B. DIRECTOR'S REPORT

1. (Badiner)

OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission for evaluation of office development projects and the Combined 1987-88 and 1988-89 Approval Period.

CONTINUED TO JANUARY 5, 1989

VOTE: 7-0

The Commission received a memo from Mr. Passmore containing a list of office projects approved since November 29, 1984, which is to be amortized in 475,000 sq. ft. increments over time. A public hearing will be held on this list on January 19, 1989.

2. (Nixon)

Informational presentation on proposed modifications to a previously approved three-duplex, 6-unit residential project at 1200 - 7th Avenue, southeast corner at Lincoln Way (Case No. 88.006EC). Under a new application, the sponsor is proposing to add 14 feet in length, to reduce the number of garage entries, and to add an additional bay window on the 7th Avenue side of the project.

Item 2 (Cont)

2:30 - 2:45 P.M.

Speakers: 1. Edith McMillan. 2. John Bardis - Inner Sunset Action Committee. 3. Bruce Baumann - project sponsor.

PROJECT MODIFICATIONS IN NEW APPLICATION WILL BE NOTICED TO SURROUNDING PROPERTY OWNERS AND NEIGHBORHOOD ORGANIZATIONS IN ACCORDANCE WITH TIER 2 NOTICE PROCEDURES FOR NEIGHBORHOOD CONSERVATION INTERIM CONTROLS.

2:20 - 2:30 P.M.

I.A. 188 - 475

Mr. Macris presented a draft letter to ABAG (Association of Bay Area Governments) which contained the Department's response on ABAG's Housing Needs estimates for San Francisco. The Commission inquired about and requested the work program for the Residence Element revisions, in which the Department plans to include public community workshops.

Speaker: John Bardis.

Staff presented design for 1340 Clay Street project. Although the Commission would like to have informational presentations on design of approved projects scheduled on the calendar, the Commission endorsed the site permit for the project and asked staff to delay, and bring to them any superstructure addenda on materials and detailing.

Speakers: 1. Jeffrey Heller - project architect. 2. Alice Barkley - attorney for project sponsor.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. ITEMS TO BE CONTINUED

3. 88.649C (Green)
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct a two-story commercial building without any residential units therein on a lot approximately 2,400 square feet in size.
(Proposed for continuation to January 5, 1989)

CONTINUED TO JANUARY 26, 1989

VOTE: 7-0

4. 88.243EC (Green)
98 OCEAN AVENUE, southeast corner of Alemany Boulevard, Lot 26 in Assessor's Block 3207 - Request for authorization of Conditional Use to develop a lot exceeding 10,000 square feet in size and the inclusion of additional parking in excess of 150% of the amount required within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four (4) story over basement mixed use building with twenty (20) dwelling units on the

Item #88.243EC (Cont)

second, third and fourth stories, approximately 4,999 square feet of commercial floor area and 35 parking spaces at basement level (only 20 spaces are required) on a lot approximately 12,000 square feet in size.

(Proposed for continuation to January 5, 1989)

CONTINUED TO JANUARY 5, 1989

VOTE: 7-0

5. 88.679C (Green)
1836 NORIEGA STREET, north side between 25th and 26th Avenues, Lot 27 in Assessor's Block 2024 - Request for authorization of Conditional Use to reduce the residential parking requirements and convert a second floor dwelling unit to offices within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel the two-story building by modifying the ground level and eliminating the existing off-street parking space for approximately 1,728 square feet of retail floor area, convert the second floor dwelling unit to approximately 1,743 square feet of office floor area, and add a new third story to contain a dwelling unit without the required off-street parking on a lot approximately 2,400 square feet in size. (Proposed for continuation to January 5, 1989)

CONTINUED TO JANUARY 5, 1989

VOTE: 7-0

E. REGULAR CALENDAR

6. 88.287B (Badiner)
LAKESHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation for up to 35,700 square feet medical office building and up to 13,800 square feet of principle and accessory office uses in a shopping center. The medical office building would be 3 stories, 39 feet high. (Continued from Regular Meeting of December 8, 1988)

CONTINUED TO JANUARY 5, 1989

VOTE: 7-0

7. 87.601CE (Badiner)
1045 MASON STREET, west side between Sacramento and Clay Streets, Lots 2 and 4 in Assessor's Block 222 - Request for authorization of Conditional Use to exceed 40 feet in height in an RM-3 (Mixed Residential, Medium Density) district and a 65-A Height and Bulk District. The project would be a seven-story, 65-foot tall building containing 20 dwelling units and 30 parking spaces. The project has been revised to eliminate the requested bonus for elderly housing and the need for Conditional Use authorization for parking in excess of that permitted as an accessory use. (Public Hearing Closed and Continued from Regular Meeting of December 8, 1988)

Item #87.601CE (Cont)

3:05 - 3:30 P.M.

I.B. 157 - 461

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Victor Gonzalez - project sponsor's representative. 2. Zev Ben-Simon - project sponsor. 3. Rony Rolnizky - project architect. 4. Robert McCarthy - attorney for project sponsor. 5. Alice Barkley - attorney for project sponsor.

APPROVED WITH MODIFIED CONDITIONS (RE: NO ROOFTOP OPEN SPACE)

MOTION #11556

VOTE: 6-1

VOTING NO: COMMISSIONER ENGMANN

8. 88.641D (Green)

2301 NORIEGA STREET, southwest corner of 30th Avenue, Lots 51, 52, 53, and 54 in Assessor's Block 2067 - Request for Discretionary Review of Building Permit Application No. 8814614 to demolish an existing Auto Service Station in an NC-2 (Small-Scale Neighborhood Commercial) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of December 1, 1988)

3:30 - 3:45 P.M.

I.B. 463 - 692

Speaker: Bill Scudder - project sponsor's representative.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

9. 88.560D (Green)

399 WEST PORTAL AVENUE, southeast corner of 15th Avenue, Lot 13 in Assessor's Block 3012 - Request for Discretionary Review of Building Permit Application No. 8814608 and 8814609 to demolish an existing Auto Service Station in the West Portal Avenue Neighborhood Commercial District. Subdivision of this lot is also proposed.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of December 1, 1988)

3:45 - 3:47 P.M.

I.B. 715 - 727

No public testimony received.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 7-0

The Commission took a recess from 3:47 to 4:10 P.M.

10. 88.696D (Hood)

175-179 HAIGHT STREET, south side between Laguna and Octavia Streets, Lot 17-A in Assessor's Block 856 - Request for Discretionary Review of Building Permit Application No. 8703547 to merge five dwelling units into three dwelling units.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

4:10 - 4:15 P.M.

I.B. 729 - II.A. 017

No public testimony received.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 7-0

11. 88.548EC (Hood)
888 O'FARRELL STREET, northeast corner at Polk Street, Lot 4 in Assessor's Block 716 - Request for authorization of Conditional Use to modify the conditions of a previously-approved mixed use PLANNED UNIT DEVELOPMENT involving a change in use from Commercial to Residential and exceptions to rear yard and usable open space requirements of the Planning Code in an RC-4 (Residential-Commercial Combined, High Density) district, the North of Market Residential Special Use District and an 80-T Height and Bulk District.

4:15 - 4:54 P.M.

II.A. 018 - 464

Speakers: 1. Bob Arrigoni - project architect. 2. Sue Hestor (con).

APPROVED WITH AMENDED CONDITIONS (RE: MINIMUM RENTAL OF 30 DAYS, RENTED TO INDIVIDUALS AND NOT AS EXECUTIVE SUITES),

MOTION #11557

VOTE: 7-0

12. 88.403L (Marsh)
200-202 FAIR OAKS STREET, southwest corner at 23rd Street, Lot 1 in Assessor's Block 3648 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Oakley Residence and Flats as a Landmark.

4:55 - 4:56 P.M.

II.A. 465 - 496

No public testimony received.

APPROVED, RESOLUTION #11558

VOTE: 7-0

4:00 P.M.

13. 85.414E (Maxwell)
101 - 2ND STREET, southeast corner at Mission Street, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Public Hearing on the Draft Supplemental Environmental Impact Report (EIR) on a proposed 32-story, 457-foot tall building containing 454,918 gross square feet (gsf) of office, 7,350 gsf of retail, 7,890 gsf of open space and Item #85.414E (Cont)
91 parking spaces after demolishing 4 buildings with 91,563 gsf of office, 20,560 gsf of retail and warehouse space. The Draft Supplemental (EIR) updates project effects and provides new cumulative information.

4:58 - 5:17 P.M.

II.A. 528 - II.B. 039

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speaker: 1. Sue Hestor.

PASSED MOTION TO CLOSE PUBLIC HEARING

VOTE: 7-0

14. 84.199E (Maxwell)
524 HOWARD STREET, north side between 1st and 2nd Streets, Lot 13 in Assessor's Block 3721 - Public Hearing on the Draft Supplemental Environmental Impact Report (EIR) on a proposed 25-story, 333-foot tall building containing 224,355 gross square feet (gsf) of office, 9,200 gsf of retail, 5,000 gsf of open space and 45 parking spaces after demolishing a one-story garage. The Draft Supplemental EIR updates project effects and provides new cumulative information.

5:18 - 5:42 P.M.

II.B. 041 - 289

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Sue Hestor. 2. Kenneth Natkin.

PASSED MOTION TO CLOSE PUBLIC HEARING

VOTE: 7-0

15. 88.314D (Berkowitz)
1035-1045 VALLEJO STREET, south side between Florence and Taylor Streets, Lots 29 and 30 in Assessor's Block 150 - Request for Discretionary Review of Building Permit Application No. 8806825 for the CONSTRUCTION OF THREE, THREE-STORY, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 3, 1988)

5:43 - 7:18 P.M.

II. B. 013

Speakers: 1. Harry O'Brien - attorney for Discretionary Review requestors. 2. Steve Vettel - attorney for project sponsor. 3. Toby Levy - architect for Discretionary Review requestors. 4. Peter Michael (pro-DR). 5. Dr. Charlotte Thompson (pro-DR). 6. Gretchen Berggruen - Discretionary Review requestor. 7. Gail Schlesinger (pro-DR). 8. Nancy Knox (pro-DR). 9. Andy Forrester (pro-DR). 10. Virginia Escher. 11. Mary Elizabeth Kendrick (con-DR). 12. Katie Lewis - project sponsor. 13. Putnam Livermore (con-DR). 14. Hart Tantow (con-DR). 15. David Gregory (con-DR). 16. Carol Ann Rogers (con-DR). 17. Nielsen Rogers (con-DR). 18. Betsy Radford (con-DR). 19. Dr. Pierre Moreau (con-DR). 20. Chuck Rogers (con-DR). 21. Bob Kraft (con-DR). 22. Richard Hannum - project architect. 23. Robert Stern - project architect.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER HU

The Commission took a recess from 7:18 to 7:41 P.M.

16. 88.550D (Berkowitz)
3767 - 22ND STREET, south side between Noe and Sanchez Streets, Lot 26 in Assessor's Block 3626 - Request for Discretionary Review of Building Permit Application No. 8808772 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

Item #88.550D (Cont)

7:43 - 8:05 P.M.

III.B. 045 - 284

Speakers: 1. Greg DeLore - Discretionary Review requestor. 2. Todd Sklar - project sponsor.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 6-0

ABSENT: COMMISSIONER HU

17. 88.594D

(Berkowitz)

125 ROBINHOOD DRIVE, north side near Lansdale Avenue, Lot 17 in Assessor's Block 2994 - Request for Discretionary Review of Building Permit Application No. 8812803 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

8:07 - 8:31 P.M.

III.B. 313 - 662

Speakers: 1. Robert Nelson - Discretionary Review requestor.

2. Douglas Fong - son of project sponsor.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW

VOTE: 5-1

VOTING NO: COMMISSIONER BIERMAN

ABSENT: COMMISSIONER HU

18. 88.522D

(Berkowitz)

132 CLARENDON AVENUE, north side between Mountain Spring Avenue and Belgrave Avenue, Lot 27 in Assessor's Block 2687 - Request for Discretionary Review of Building Permit Application No. 8806082 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

REQUEST WITHDRAWN. NO ACTION REQUIRED.

6:00 P.M.

19. 87.845D

(Nixon)

433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Request for Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192 proposing demolition of a two-story over garage, two-family structure and construction of a three-story over garage, five-family structure in an RM-2 (Mixed Residential, Medium Density) district, allowing one unit per 600 feet of lot area within a 40-X Height and Bulk District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of October 27, 1988)

CONTINUED TO JANUARY 19, 1989

VOTE: 6-0

ABSENT: COMMISSIONER HU

20. 88.552D (Nixon)
1789-1791 - 9TH AVENUE, west side between Moraga and Noriega Streets, Lot 14 in Assessor's Block 2040 - Discretionary Review of Demolition Permit Application No. 8808833 proposing demolition of the existing two-story, two dwelling unit structure without parking. A building permit for the replacement building has been issued by City and is currently under appeal. The lot is in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of November 10, 1988)

8:32 - 9:35 P.M. III.B. 663 - IV. A. 733
Speakers: 1. Jack Wholey - project sponsor's representative. 2. Roland Addad (con). 3. Yvonne Scarlet Golden (con). 4. Danita Sorensen (con). 5. Jeanette Grenary (con). 6. Sara Laird (con). 7. Martha Ponkey (con). 8. Lorraine Lucas - Golden Gate Heights Association (con). 9. Joe O'Donoghue (pro). 10 Martin Lalor - project sponsor.

MOTION OF INTENT TO DISAPPROVE CONSIDERED IN ACCORDANCE WITH COMMISSION'S RULES, FINAL LANGUAGE ON JANUARY 5, 1989 VOTE: 3-3
NOTE: The Commission directed staff to research with City Attorney about tie vote procedures.

21. 88.517U (Nixon)
23 - 5TH AVENUE, west side between Lake Street and the Presidio, Lot 4 in Assessor's Block 1353 - Request for authorization as an exception under the Neighborhood Conservation Interim Controls for a project which exceeds the depth limitation of a Tier 2 project up to the depth allowed by the City Planning Code. The proposal is to enlarge a bathroom at the rear of an existing single family house and to add an enclosure for a rear yard aquatic therapy pool, leaving the required rear yard, in an RH-1 (House, One-Family) district.

9:36 - 9:41 P.M. IV.A. 734 - IV.B. 003
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11559 VOTE: 6-0
ABSENT: COMMISSIONER HU

22. 88.319EC (McDonald)
3874 - 18TH STREET, north side, and 275 DORLAND STREET, south side, being a through lot fronting on both 18th and Dorland Streets between the cross streets of Church and Sanchez, Lot 24 in Assessor's Block 3580 - Request for authorization of Conditional Use to permit construction of a 19-unit residential complex PROPOSING MORE THAN 150 PERCENT OF THE NUMBER OF REQUIRED PARKING SPACES on a lot having approximately 15,308 square feet of area in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.

Item# 88.319EC (Cont)

9:42 - 11:20 P.M.

IV.B. 007 - V.A. 415

Items 22 and 23 were heard together.

Speakers: 1. Bobbie Sue Hood - project architect. 2. Carol Dunlap (pro). 3. Joe O'Donoghue (pro). 4. Charles Cagnon (con). 5. Mary Beth Halloran (con). 6. Linda Chapman (con). 7. Brigit Pfau (con). 8. Steven Shutsky (con). 9. Joe Michael (con). 10. Steve Walton (con). 11. Winston Ashmeade - Eureka Valley Promotion Association (con). 12. Bruce Baumann - project sponsor's representative.

CONTINUED TO JANUARY 12, 1989
ABSENT: COMMISSIONER HU

VOTE: 6-0

23. 88.319V

(McDonald)

3874 - 18TH STREET, north side, 100 feet east of Sanchez Street, and ~~275 DORLAND STREET~~, south side, 104 feet east of Sanchez Street, being a through lot fronting on both 18th and Dorland Streets between the cross streets of Church and Sanchez, Lot 24 in Assessor's Block 3580 in an RM-1 (Mixed Residential, Low Density) district - Request for REAR YARD VARIANCE for the proposed construction of four residential buildings containing a total of 19 dwelling units on the roof area of the existing building which presently covers 100 percent of the through lot. Three of the proposed structures would be constructed within areas permitted by the Code. The fourth building is proposed to be constructed within the mid-lot area, equal to 25 percent of the lot depth (67.57 feet), which the Code mandates must be maintained as a rear yard area.

9:42 - 11:20 P.M.

IV.B. 007 - V.A. 415

Items 22 and 23 were heard together. See Item 22 for speakers.

CONTINUED TO JANUARY 12, 1989

VOTE: 6-0

ABSENT: COMMISSIONER HU

Adjourned: 11:20 P.M.

